

19 Yate Gardens, Rivett, ACT, 2611

VERV

House For Sale

Thursday, 1 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Welcome to your hideaway home, where style meets functionality!

Welcome to your hideaway home, where style meets functionality! This exquisite multi-storey brick residence offers the perfect blend of luxury and practicality, abundant natural light, set in a serene location.

Step inside to discover four spacious bedrooms, each offering a cozy retreat for every family member and guests

Spacious home boasting four generously sized bedrooms, providing ample room for family and guests. The main bedroom has been extended and for those who are looking for 5 bedrooms could convert it back to the original 5 bedroom home. The two modern bathrooms are both stylish and functional, perfect for busy mornings or relaxing evenings.

The heart of this home is the bright inviting gourmet open plan kitchen, which is a chef's delight, crafted with bespoke cabinetry, an abundance of bench space for culinary adventures and exceptional storage. Whether you're preparing a family meal or hosting friends, the Miele dishwasher and the double Falcon electric oven combined with the gas cooktop are perfect for all your cooking needs.

With three inviting living areas, there's plenty of room for everyone to spread out or come together. Enjoy the high ceilings and polished timber floors that add a touch of elegance, creating a warm and welcoming atmosphere throughout the home. The downstairs living area is especially cozy, featuring a charming combustion wood fire—ideal for warming up on chilly evenings and creating a snug, family-friendly atmosphere.

The rear decking is a highlight, offering views of Mount Taylor—ideal for enjoying your morning coffee with loved ones.

Comfort is key, with ducted gas heating keeping you cozy in winter and evaporative cooling providing refreshing breezes in summer. This home is also eco-friendly, featuring 20 solar panels, solar hot water, and three water tanks, helping you save on energy costs and live sustainably.

The large 1027m² yard is a family paradise, featuring established gardens that are perfect for kids to explore and play. Plus, for those who love outdoor living space this is perfect for family gatherings, with a span-line covered area providing a great spot for barbecues and entertaining.

The ample garden storage in the shedding means you'll have plenty of space for all your gardening tools and outdoor equipment.

This home is not just a place to live—it's a lifestyle. It's where your family can grow, create memories, and enjoy life's special moments. From the stylish interiors to the beautiful outdoor spaces, every corner of this home invites warmth and joy.

Don't miss the chance to make this charming home yours in the ideal location across from parkland adding to the sense of space and tranquility.

Features:

- 20 solar panels
- Solar hotwater
- Evaporative cooling ducted
- Ducted gas heating
- Ceiling fans
- Combustion wood fire
- Open plan kitchen
- Falcon electric oven and gas cooktop with electric warm element
- Miele dishwasher

Essentials

- EER: 3 Stars
- Built: 1971
- House Size: 218.17 m²
- Land size: 1027m²
- Rates: \$3,477 per annum (approx.)
- Land tax investors only \$6,609 (approx.)