

20 Blanca Place, Rivett, ACT 2611



House For Sale

Wednesday, 19 June 2024

20 Blanca Place, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 344 m2

Type: House



Josh Yewdall
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Alexander Anlezark
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By Negotiation

Ideally situated within a quiet cul-de-sac, this delightful residence seamlessly blends solid construction with carefully curated modern updates that elevate both form and function. Meticulously updated, this home effortlessly marries timeless appeal with contemporary elegance, ideal for urban entertaining and family living alike, accentuated by seamless indoor-outdoor integration. Spanning across two levels, the ground floor features a spacious, updated kitchen equipped with stainless steel appliances, complemented by a separate toilet, laundry facilities, and smart storage tucked neatly beneath the staircase. Step outside to discover a generous outdoor entertaining area overlooking a secluded backyard bathed in northern sunlight, perfect for hosting gatherings. Thoughtfully maintained, this home has been freshly painted, ensuring a pristine appearance that invites immediate occupancy without further investment. Positioned for convenience amidst leafy environs, enjoy easy access to local shops, public transport, and childcare facilities just moments away, completing the picture of contemporary comfort in an idyllic setting.* 3 bed | 1 bath | 2 car* Light-filled living on the ground floor* Open-plan living flowing to the covered outdoor entertaining* All bedrooms with built-in storage* Rear access to the backyard with room for a trailer* Concreted double carport with space for two full-size cars with provision for an electrical garage door* Extensive storage throughout* New electrical fuse board and earthing* Upgraded lighting to energy-efficient LED lights throughout the property* Remote-controlled ceiling fans and LED lighting in bedrooms 1 and 2* Recently renovated full-size laundry* Freshly painted entrance hallway, lounge, dining, kitchen and main bedroom* Evaporative cooling system* Two Reverse Cycle Air Conditioning Systems* Gas heater to dining space* Established garden to rear with large shed* Two 750-litre rainwater storage tanks to the side of the houseEER: 3.5Living Size: 108sqmBlock Size: 345sqmRates: \$2,680pa (approx.)Land Tax: \$4,278pa (approx.)UCV: \$438,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.