

# 21 Casuarina St, Rivett, ACT, 2611



## House For Sale

Thursday, 26 September 2024

21 Casuarina St, Rivett, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Michael Pead

## The One You've Been Waiting For

Discover this beautifully presented three-bedroom residence with a separate office, nestled in the heart of the vibrant Weston Creek community. This inviting home is move-in ready, offering a perfect blend of comfort and space for families.

Step outside to your own private sanctuary—a well-established, low-maintenance rear garden complete with a full automatic irrigation system. It's the ideal setting for entertaining friends and family on the spacious rear deck.

The kitchen, bathroom, and laundry have all been thoughtfully updated, and each bedroom features convenient built-in robes. The dedicated office space is perfect for working from home, while the front deck invites you to sip your morning coffee and take in the mature established gardens.

Don't miss this exceptional opportunity a must inspect!

Features include:

- \* 3 spacious bedrooms with built in robes and separate office
- \* Mature established gardens including a chook pen perfect for your morning eggs.
- \* Front and rear decks with entertaining space
- \* High efficiency ducted gas heating and evaporative cooling with reverse cycle aircon in the office space
- \* Three car carport plus space for an additional two cars in off-street parking
- \* CCTV and alarm systems
- \* Data and tv cabling throughout including to study area
- \* Close to shops, schools and childcare centres

Rates: \$3,296pa (approx.)

Land Tax: \$6,153pa (approx.)

UCV: \$599,000 (2024)

EER: 1.0

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