

4 Woollum Crescent, Rivett, ACT, 2611

LUTON

House For Sale

Wednesday, 31 July 2024

4 Woollum Crescent, Rivett, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Distinctly Different Doer Upper

Loaded with appeal and potential, this tidy three bedroom home of approximately 107 sqm is presented in largely original condition and is sited on a gently contoured 703 sqm land parcel in a quiet loop-street. Its striking split-level design and angular architectural lines set it well apart from the mundane standard offerings so often seen.

Set on two levels, the floor plan incorporates a separate lounge room, segregated main bedroom and original bathroom on the upper level with an additional family/dining room, a bright functional kitchen, separate laundry room and the remaining two bedrooms on the lower level.

Both living areas are warmed by mains gas heaters, laminate flooring is featured in the kitchen and laundry and all three bedrooms include built-in wardrobes and roller-blinds.

The easy-care grounds are a blank canvas just waiting for the imaginative garden enthusiast to realise its enormous potential. Car accommodation is provided by a separate carport with attached lock-up workshop/storage shed.

FEATURES INCLUDE:

- * Easy-care 703 sqm land parcel in quiet loop-street location
- * Split-level three bedroom home of approximately 107 sqm
- * Separate living room on the upper level
- * Additional family/dining area on the lower level
- * Mains gas heating to both living areas
- * Modestly updated kitchen with electric appliances
- * Segregated main bedroom on the upper level
- * Bright original bathroom with functional shower over bath and separate WC
- * Separate laundry room
- * Laminate flooring to kitchen and laundry
- * Detached single carport plus workshop/storage shed with power connection
- * Strolling distance to local Rivett shops, Cooleman Ridge and Narrabundah Hill reserves along with Stromlo Forest Park and Aquatic Centre
- * Short drive to Cooleman Court Shopping Centre, Westfield Woden and Canberra hospital
- * Easy commute to Civic, Belconnen, Tuggeranong Town Centres and Canberra airport
- * Brilliant renovation and or extension potential