

70 Buvelot Street, Weston, ACT 2611



House For Sale

Sunday, 23 June 2024

70 Buvelot Street, Weston, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 229 m2

Type: House



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Offers above \$1,045,000

A cherished, much-loved family home, snuggled into the elevation of Weston's premier address, Buvelot Street. A 70's classic design, hand crafted by the original owners and offered to the market for the very first time. Its current, original condition is excellent and is a testament to the care and pride that has been given to the home over many decades. Highlights include separate lounge and dining rooms, herringbone laid timber floors and immaculate kitchen and bathroom. All bedrooms are of generous proportions with built-in robes and year-round comfort is assured with a choice of heating and cooling options. An ADDED BONUS is the spacious, fully self-contained, multi-purpose area downstairs with an array of options for its use. Multi-generational living, a large home office, a teenager's retreat, guest accommodation - the choice is yours. DISCLAIMER: This downstairs area is not approved (except the bathroom) and would be subject to ACTPLA approval. Convenience is key, and this home delivers. Moments to all the amenities you desire. From local schools to major shopping centres, restaurants and clubs and an easy commute with main arterial roads at your doorstep. HIGHLIGHTS (upstairs): -east facing, dual level, double brick home built by the owners in 1972-presented in excellent, original condition -sprawling parkland and playground across the road-separate lounge and dining rooms-well maintained kitchen-bathroom features built in mirrors with shaving cabinet, heat tastic and new shower screen -separate laundry with built in cupboard-herringbone laid timber flooring -ducted gas heating and evaporative cooling-wall mounted reverse cycle unit in the lounge room BUILT-IN: -timber cabinets in the lounge room-timber buffet in the dining room-robes in all 4 bedrooms upstairs-timber cabinets in bedroom 1-bookshelf in bedroom 2-dressers with mirrors in bedrooms 3 & 4 HIGHLIGHTS (downstairs):-secure, fully, self-contained multi-purpose area with outside access -bedroom and living rooms-original kitchen with pantry and meals area-approved, original bathroom-separate laundry with cupboard-built in cabinetry and ceiling fan in the bedroom-feature track lighting in the kitchen and living area -reverse cycle, wall mounted unit in the living area -under house storage-single garage with automatic door-single carport DISCLAIMER: This downstairs, self-contained area is not approved (except the bathroom) and would be subject to ACTPLA approval. ADDITIONAL INFORMATION:-block: 9 section: 49-EER: 2-year built: 18/7/1972-Certificate of Occupancy-block size: 684m²-land value: \$624,000-land rates: \$3,415-land tax: \$5,920 (only paid if leased) TOTAL HOUSE SIZE: 229m²-living area: 133m²-multi-purpose area under: 77m² (unapproved except for the bathroom)-garage: 19m² All measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.