

# 8 Mallee Place, Rivett, ACT 2611

## House For Sale

Thursday, 11 July 2024



8 Mallee Place, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 850 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Proudly perched on the high side of the street on approximately 850m<sup>2</sup> of easy care land, the home has been well maintained and renovated to suit most buyers. The sun-drenched floor plan includes open plan living areas with polished hardwood floors and a renovated kitchen that overlooks the rear gardens. Accommodation is four generous bedrooms serviced by a beautifully renovated bathroom and separate toilet. There is also an entertaining deck at the rear and a four car basement garage under, ideal for those searching for a workshop area. The established, landscaped gardens are leafy and private and provide a pleasant backdrop while entertaining friends or watching the kids play safely. Located close to parks, bushland and local shops. A short drive to Cooleman Court and easy access to major arterial roads leading to Woden, Canberra City, Tuggeranong and the Parliamentary triangle. With all the hard work done, all the home needs is a brand new family - why not bring yours?

Summary of features:- Quiet cul de sac location- Elevated position with leafy outlook to Mt Taylor - 850m<sup>2</sup> block - Renovated kitchen with ample bench space- Sun-filled lounge and dining areas- Ducted gas heating- Ducted evaporative cooling- Master bedroom with double built-in robes - Three secondary bedrooms- Renovated family bathroom- Separate toilet- Separate laundry- Basement four car garage with storage under - Private easy-care gardens EER: 1.5 Living Area: 126m<sup>2</sup> Land Size: 850m<sup>2</sup> Rates: \$3,291 pa (approx) Land Tax: \$5,653 pa (approx) Land Value: \$645,000 (2023)