

# 1 Prichard Circuit, Richardson, ACT, 2905

## House For Sale

Wednesday, 8 January 2025

1 Prichard Circuit, Richardson, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mark McCann

## Versatile home full of possibility

Situated on a large block in central Tuggeranong, this versatile family home offers endless possibilities for a family seeking home ownership, or an investor looking to add to their portfolio. Presenting three bedrooms, separate living spaces and a massive backyard with a freestanding garage, the home is located close to schools, shops and public transport.

The current owner has taken steps to make the home more energy efficient, with recently installed R5 ceiling insulation and an impressive 2.5kw solar system with thirteen panels and an updated inverter installed in 2023. There are reverse cycle units located in the lounge and two of the bedrooms for your continued comfort.

With family living in mind, there are a variety of living spaces to enjoy, including an L-shaped lounge and dining area, plus a separate family room adjoining the central kitchen. The updated bathroom includes a timeless, neutral colour scheme with floor to ceiling tiles, a modern vanity and bathtub. For your convenience there is a separate toilet and a generous laundry with direct access outside.

The property boasts a generous 928sqm block with plenty of potential for a granny flat or redevelopment in the future (STCA). The backyard is fully enclosed with Colorbond fencing, generous lawn space, a water tank and plenty of established greenery to enjoy. The freestanding double garage is located behind fence line for your peace of mind and there is a large, paved area out the front that provides plenty of additional off-street parking or a space for the kids to play basketball and ride scooters.

- ☑ Three bedroom home on 928sqm block
- ☑ L-shaped lounge/dining plus family room
- ☑ Modern kitchen, double oven, dishwasher
- ☑ Updated bathroom, separate toilet & laundry
- ☑ R/C units in lounge and two bedrooms
- ☑ Huge backyard, potential for redevelopment
- ☑ Double garage plus plenty of off-street parking
- ☑ R5 roof insulation, 2.5kw 13 panel solar system

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.