

26 Santalum Street, Rivett, ACT, 2611

independent
PROPERTY GROUP

House For Sale

Thursday, 16 January 2025

26 Santalum Street, Rivett, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Family friendly location and close to Cooleman Court

This home has been lovingly cared for and includes numerous updates both inside and out, plus it offers something for all of the family. Inside are four good size bedrooms and two living areas which connect beautifully to the rear deck. Outside you'll find a pergola that overlooks the inground pool, plus there are multiple zones making it great for those with kids and pets and best of all the home faces north so you can enjoy these areas and the sunshine year round.

For those with extra cars or those in need of storage space you will love the double garage plus the double enclosed carport, along with the extra space in the driveway for additional vehicles, trailers and more.

The location is only a short walk to Cooleman Court, and the local bus stops which can be easily accessed from the nearby foot paths. There is also an underpass to get to the shops, so you won't have to cross any busy roads, making it quick and convenient if you need to pop down to grab some essentials for dinner.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

Inside

4 x good size bedrooms

Main bedroom has access to the deck, a walk in robe plus an updated ensuite

2 x living areas that are separated via a half wall for privacy

The lounge room has double doors plus security screen to access the rear deck which is fully covered and a great spot to watch the kids in the pool

Updated kitchen with double pantry, stainless steel appliances, gas cooktop, externally ducted range hood, dishwasher plus lots of cupboards

Large laundry with excellent storage plus room for a 2nd fridge and access to the rear yard

Main bathroom complete with shower, bath, tastic, full height tiling and a separate toilet

The rear yard has multiple zones so it's great for those with kids and pets

Established hedges

Large tree in the back yard offering a lovely, shaded area plus further privacy

Outside

Room to house 4 x cars

Double remote garage

Double remote carport

Room in the driveway and on the front gravel area for extra cars

In ground pool

2 x metal garden sheds

Colourbond roof

Low maintenance yard, artificial grass front and rear

Front deck and pergola

To keep you comfortable:

Reverse cycle heating in living area and main bedroom

Ducted gas heating

Ceiling fans throughout

North facing lounge, deck and pool areas

Instantaneous and continuous gas hot water system
Security screens to the front door and windows
Alarm
Vacant possession and flexible settlement timeframes are available

The Location

Within walking distance to the many amenities of Cooleman Court, plus the home is close to schools and sporting ovals
Laneway to the left of the property that has a bus stop for both school and public buses
Park/playground at the end of the street

The Offer Process:

To help buyers on value, we advertise a guide price which your offer must exceed.
Offers can be subject to finance or unconditional.
Offers are confidential and will not be disclosed to other buyers for privacy purposes.
A 5% deposit is acceptable via eft
We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required.

The Numbers (approx.)

Block Size: 721m²
Land Value: \$580,000
Internal living area: 136m²
Garage: 38m²
Carport: 33m²
EER 1 star, with a potential of 6 stars
Age: 50 years (Built 1975)
Rental potential: \$850/pw
General Rates: \$3,381 p.a.
Water & sewerage rates: \$702 p.a.
Land Tax (investors only): \$6,369 p.a.