

52 Grimshaw Street, Richardson, ACT, 2905

LUTON

House For Sale

Thursday, 7 November 2024

52 Grimshaw Street, Richardson, ACT, 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Hidden gem in Richardson!

Discover your dream home in this beautifully presented 3-bedroom house, perfectly situated on an impressive 800m² block of land with 150m² of spacious living area. From the moment you approach the property, the charming front yard welcomes you with its lush greenery and inviting curb appeal.

Step inside to find two separate lounges and a generous living area providing ample relaxation and entertaining space. The heart of the home features an updated open-plan kitchen adorned with new tile flooring, seamlessly flowing into a breathtaking garden. Enjoy outdoor living at its finest with an excellent covered pergola and entertaining area-ideal for family gatherings and celebrations in a stunning garden oasis that brings joy and tranquility.

The master bedroom boasts a renovated ensuite and opens up to a delightful private courtyard, perfect for morning coffees or evening retreats. All three bedrooms have built-in robes and brand-new carpets, ensuring comfort and style throughout.

The house includes recently coated parquetry flooring, ducted gas heating, and evaporative cooling for year-round comfort. An additional AC unit in the living area enhances climate control options. With 4 KW solar panels installed, your energy bills will be significantly reduced, and the updated electrical box with a new smart meter ensures peace of mind for years to come.

This fantastic house has been lovingly maintained over the years, and with all the hard work already done, the lucky buyer can move in and enjoy a lifestyle of comfort and beauty.

Features:

- ☑ 3 Bedrooms all with BIR and brand-new carpet
- ☑ Master bedroom with renovated ensuite and private courtyard
- ☑ Separated lounge and living area
- ☑ Updated Kitchen with brand-new flooring
- ☑ Renovated main bathroom
- ☑ Freshly coated parquetry flooring
- ☑ Ducted gas heating
- ☑ Evaporating cooling system
- ☑ Extra AC unit in the living area
- ☑ Covered pergola
- ☑ Double lockup garage with storage space and remote-control access
- ☑ Large garden shed
- ☑ Magnificent front and rear gardens
- ☑ Solar panel plus updated electrical meter
- ☑ Security screen on all doors & windows
- ☑ House is perfectly positioned on the block for North/South Canberra orientation
- ☑ EER: 2 Star
- ☑ Block size: 800 m² approx.
- ☑ Living area: 150m² approx.
- ☑ Built year: 1989
- ☑ Rate: \$461 pq