






19 Darwinia Terrace, Rivett

Spacious Family Living - Opposite Reserve

Superbly located directly opposite the peaceful Reserve, this neatly presented four-bedroom home combines spacious indoor living, well-maintained landscaped outdoor areas, and a flexible floorplan perfect for the modern family. Set well back from the street on a substantial 878m² block, the home has been lovingly extended and updated, making it one of the standout offerings in Rivett this year. A real highlight is the large front verandah, perfectly positioned to capture the outlook across to the reserve. It's a serene spot to sit and enjoy your morning coffee or unwind with an afternoon beverage, surrounded by native birdlife and tranquil views.

Step inside and discover approximately 180m² of living space, including a thoughtfully updated kitchen with quality appliances and a refreshed bathroom. The original footprint features separate lounge and dining rooms. At the same time, the thoughtful extension adds a spacious family room, powder room (second toilet), internal laundry, and a versatile storage room-ideal for busy, growing households.

All four bedrooms offer comfortable accommodation. The master and bedroom two are generously sized, making them ideal for guests, teenagers, or as a home office if desired.

4  1  2 

FOR SALE
Auction

AGENTS

Pauline Jenkins
0410 401 902
pauline.jenkins@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Comfort is assured year-round with ducted gas heating, evaporative cooling, and a slow-combustion wood fireplace in the family room. Double-glazed windows to the front of the home further enhance comfort and energy efficiency.

Outdoors, a covered alfresco area provides the perfect space for entertaining, while children and pets will love the fully enclosed, landscaped backyard. For tradespeople, creatives or car enthusiasts, the massive 9m x 9m garage with its own built-in fireplace offers an outstanding space for a workshop, studio, or extra storage. All this, just moments from Stromlo Forest Park, Cooleman Court, local schools, walking trails, and public transport, this is a rare opportunity to secure a quality family home in a tightly held pocket of Weston Creek.

Features:

- Spacious four-bedroom home with approx. 180m² of living
 - Positioned on a generous 878m² block, directly opposite Narrabundah Hill Nature Reserve
 - Large front verandah overlooking the reserve-ideal for morning or afternoon relaxation
 - Extended to include a large family room, powder room, laundry, and storage
 - Double-glazed windows to the front of the home
 - Renovated kitchen with Fisher & Paykel appliances and Bosch dishwasher
 - Stylishly updated bathroom
 - Separate lounge and dining areas
 - Built-in robes to three bedrooms
 - Ducted gas heating, evaporative cooling, and slow-combustion wood fireplace
 - Covered outdoor entertaining area
 - Beautifully landscaped, fully enclosed backyard
 - Oversized 9m x 9m garage with built-in fireplace
 - Rinnai instantaneous gas hot water system
- EER: 4.5
Land Size: 878m²; (approx.)
Living Size: 181m² (approx.)
Garage Size: 81m² (approx.)
Land Value: \$598,000 (2023)
Rates: \$873.00 pq (approx.)

MORE DETAILS

Property ID	J8ZH5W
Property Type	House
House Size	262 m ²
Land Area	878 m ²
EER	4.5
Including	Ducted Heating Evaporative Cooling Outdoor Entertaining Built-in-Robes

Pauline Jenkins 0410 401 902

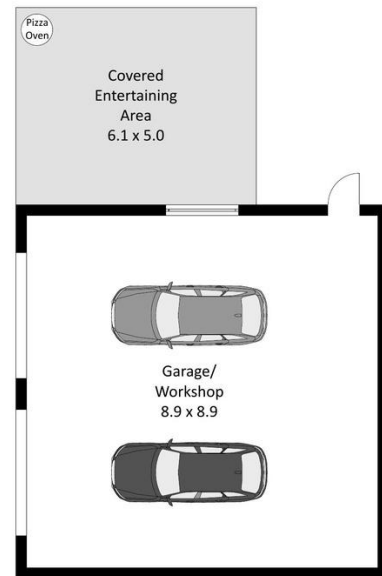
Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

19 Darwinia Terrace, Rivett