



## Rivett, 213 Hindmarsh Drive

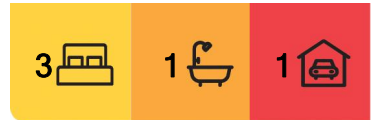
Privately Built and Beautifully Renovated!

Auction Location: Onsite

All the hard work has been done and you will be sure to be impressed with this warm and inviting residence that is positioned on a generous and leafy 815m2 parcel of land.

The front of the home is North facing so when you enter you are greeted by large light filled living spaces that are complemented by the welcoming décor and parquetry timber floors that flow throughout the lounge, kitchen and family room.

The kitchen has been furnished with sleek stone bench tops and stainless steel appliances which include a double draw dishwasher and a 4 burner gas cook top and oven. It also relates well with the family meals area and can easily be seen as the hub of the home where the family can catch up and enjoy a meal.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/GZ4H5W](http://ljhooker.com.au/GZ4H5W)

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EER ★★★★★



**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

**Disclaimer:** 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.

The bathroom has also been tastefully renovated and boasts floor to ceiling tiling, a wall hung vanity, shower with frameless shower screen, a sumptuous bathtub and to top it all off a heated towel rail too.

One of the many things you will enjoy about this home is the flexibility it offers for alfresco entertaining. You can choose either the large covered garden patio or the shaded paved area that sits under a leafy established deciduous tree. Both of these alfresco entertaining areas overlook the large water feature.

So if you are looking for property that is conveniently positioned just moments away from the vast array of amenities of Coleman Court, Stromlo Forest Park, local schools, shops and with easy access to the Tuggeranong Parkway, this one will be sure to tick a lot of boxes and is a must see.

So please come through my next open home, or if you can't wait call me today!

Property details:

Block size: 815m<sup>2</sup>

House size: 124m<sup>2</sup>

Garden patio: 24m<sup>2</sup>

Enclosed carport: 50m<sup>2</sup>

Property Features:

- . Parquetry timber flooring in the living areas
- . Fully renovated bathroom with floor to ceiling tiling, wall hung vanity and heated towel rail.
- . Separate bathtub and shower with frameless screen
- . Wall hung vanity and heated towel rail
- . Kitchen furnished with large stone bench tops
- . Stainless steel 4 burner gas cooktop and oven
- . Ducted rangehood
- . Double draw dishwasher
- . Built in study with storage in the family/meals area
- . Rinnai instant gas hot water
- . Good sized bedrooms all with built in robes
- . Bluetooth controlled LED downlights in living areas and bedrooms
- . North facing to the front
- . Ducted evaporative cooling
- . Ducted gas heating
- . Underfloor and wall insulation upgraded
- . Lovely established gardens
- . Sparkling pond/water feature
- . A variety of fruit trees
- . Vegetable garden beds in front courtyard
- . Fully fenced and private backyard
- . Large covered garden patio for alfresco entertaining
- . Oversized enclosed carport with remote controlled door and abundant storage
- . Plus more!

Disclaimer:

Please note that while all care has been taken regarding general information and



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marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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## More About this Property

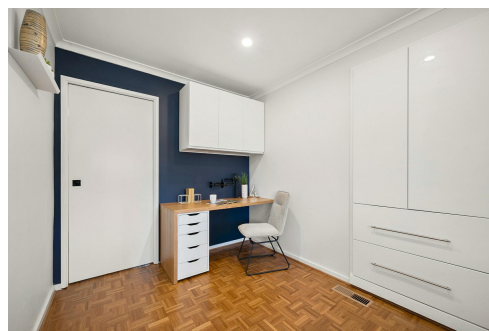
<b>Property ID</b>	GZ4H5W
<b>Property Type</b>	House
<b>House Size</b>	124 m <sup>2</sup>
<b>Land Area</b>	815 m <sup>2</sup>
<b>EER</b>	4

**Andy Greenberger 0400 819 650**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

213 Hindmarsh Drive, Rivett

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