



## Rivett, 3 Diselma Place

### An Entry Level Opportunity

Tucked away in a quiet cul-de-sac and positioned on a generous 851m<sup>2</sup> parcel of land, this home represents an outstanding opportunity for those looking to get into the property market in Weston Creek.

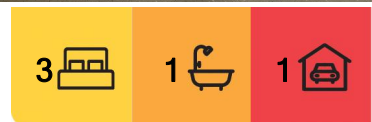
You will be impressed with the split-level design that provides over 105m<sup>2</sup> of living space. There are two spacious living areas, the bedrooms are also a good size with the master being segregated and the bathroom is neat and tidy with a separate toilet. To complete the picture the rear yard is fully fenced and allows plenty of room for further extensions or garaging.

This residence is perfect for those looking for a home that they can move into and then add their own personal touch with some further renovations or extensions down the track.

Conveniently positioned just moments away from the local Rivett Shops, the vast array of



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amenities at Coleman Court, public transport, local schools and with easy access to the Tuggeranong Parkway, this home offers loads of potential and is a must to inspect!

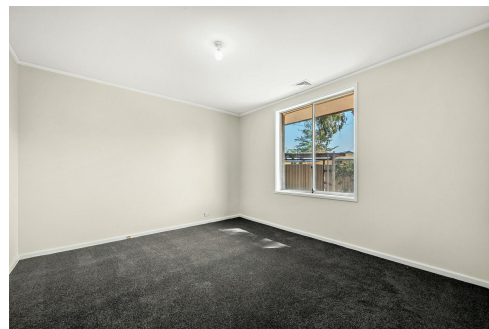
Rates: \$3,328

Land tax: \$5,734

Living: 105m2 approximately

Block size: 851m2

- Property Features
- Reverse cycle air conditioning
- Segregated master bedroom
- Two generously sized living areas
- Neat and Tidy bathroom
- Functional kitchen with Electric oven/cooktop
- Potential to renovate and infuse your tastes
- Large parcel of land with room for extensions



## More About this Property

<b>Property ID</b>	HNXH5W
<b>Property Type</b>	House
<b>House Size</b>	105 m <sup>2</sup>
<b>Land Area</b>	851 m <sup>2</sup>
<b>EER</b>	1

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### 3 Diselma Pace, Canberra

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT