







35 Eugenia Street, Rivett

Classic Rivett Charm with Space, Privacy & Potential

Tucked away in a quiet, established street, 35 Eugenia Street offers a warm and character-filled home set amongst mature greenery in the heart of Rivett.

Positioned on a generous 709sqm block, the home showcases classic mid-century bones with a practical, adaptable layout that would be perfect for first home buyers, young families or those looking to add value over time.

Inside, the home features three well-proportioned bedrooms, two with built-in robes, serviced by a central bathroom, separate toilet and dedicated laundry. The kitchen and living areas are functional and filled with natural light, flowing through to an attached sunroom with its own private entrance that would be ideal as a home office, studio, second living space or hobby room.

Outdoors, the covered alfresco area overlooks a private, leafy backyard, while the established front gardens and long driveway enhance the home's sense of seclusion.

A single carport positioned close to the entrance completes the

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AUCTION
Sat 28th Nov @ 2:00PM

VIEW
Sat 14th Nov @ 12:15PM - 12:45PM

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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.

offering.

Move in and enjoy as is, or update over time to further enhance the home's inherent charm and value.

Located just moments from Cooleman Court, local schools, parklands and walking trails, with easy access to Woden and the City, this is a fantastic opportunity in a tightly held and family-friendly pocket.

Features:
- Three-bedroom home on 709sqm block
- Two bedrooms with built-in robes
- Central bathroom with separate toilet
- Functional kitchen with good storage
- Light-filled living and dining areas
- Sunroom with separate external access
- Covered outdoor entertaining area
- Private, leafy backyard with established gardens
- Long driveway plus single carport
- Quiet, family-friendly street
- Close to Cooleman Court, schools, parks and arterial roads

Key Figures: (approximations)
EER: 1
Rates: $904.97pq
Land Tax (for investors): $1714.83pq
Internal Living: 107.77sqm
Sunroom: 25 sqm
Carport: 19.44 sqm
Block Size: 709sqm
UV: $559,000 (2025)

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

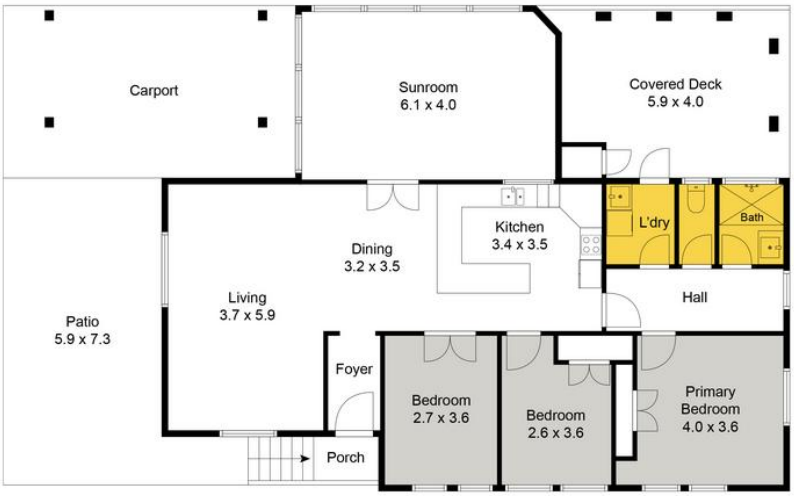
Property ID	1UQ9FMF
Property Type	House
Land Area	709 m2
EER	1
Including	Deck Dishwasher Floorboards Built-in-Robes

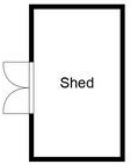
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Manuka





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.

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