



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

3 1 1

FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

Nicholas Faust
0426 954 081
nicholas.faust@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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

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

Stephen Thompson 0418 626 254

Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

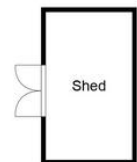
Nicholas Faust 0426 954 081

Property Consultant | nicholas.faust@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.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.

35 Eugenia Street, Rivett