

## Rivett, 37 Marlock Street

### A HOME, NOT A HOUSE

Loved and cherished for many years, 37 Marlock Street, Rivett presents an incredible opportunity for first-home buyers, families, and those with a vision. This beautifully maintained and updated three-bedroom, one-bathroom home is move-in-ready condition to enjoy as is or a perfect foundation for future renovations.

Set on a quiet loop street, surrounded by green space at both ends, this home offers the lifestyle so many love about Weston Creek. Stepping inside, the light-filled living and dining area welcomes you with warmth and practicality, seamlessly flowing into the well-kept kitchen, complete with gas cooking, ample bench space, and plenty of storage. Great connection between indoor and outdoor living is easily accommodated by a large deck and screened pergola perfect for summer days or winter evenings.

Three spacious bedrooms provide comfortable accommodation, with two featuring built-in robes. The family-friendly bathroom includes a bath, shower, and separate WC for added convenience. Outside, the backyard is a blank canvas, with generous flat lawn areas-

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/J28H5W](https://ljhooker.com.au/J28H5W)

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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.



perfect for kids, pets, or future landscaping projects.

Additional features include a R/C heating and cooling unit, garden shed and spacious separate laundry. This superb location is an easy walk to local schools, Cooleman Court and the nature offerings of Weston Creek and surrounds with easy access to the Tuggeranong Parkway.

- Single level family home on flat block
- Incredibly well cared for
- Open plan living and dining
- Kitchen with gas cooking, great bench and storage space
- Main bathroom with bath, shower and separate WC
- Spacious flat block with lawn
- The tree in the back yard has been approved for removal, at the purchasers request it can be removed at the owners expense.

Land size: 673m2

Living size: 90m2 living

Land value: \$556,000 (2024)

Rates: \$3,515.74 p.a. (approx.)

Land tax: \$6,706.40 p.a. (approx.)

Construction: Ex-Gov residence circa 1970s (approx.)

EER: 0.5 stars

## More About this Property

Property ID	J28H5W
Property Type	House
House Size	90 m2
Land Area	673 m2
EER	0.5

**Jane Macken 0408 662 119**

Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au

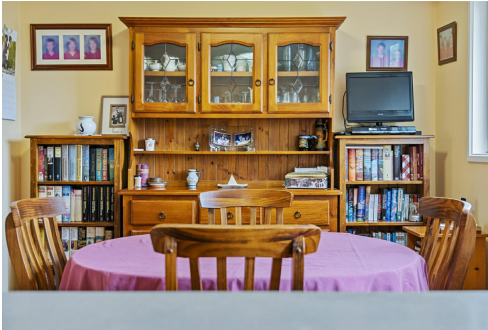
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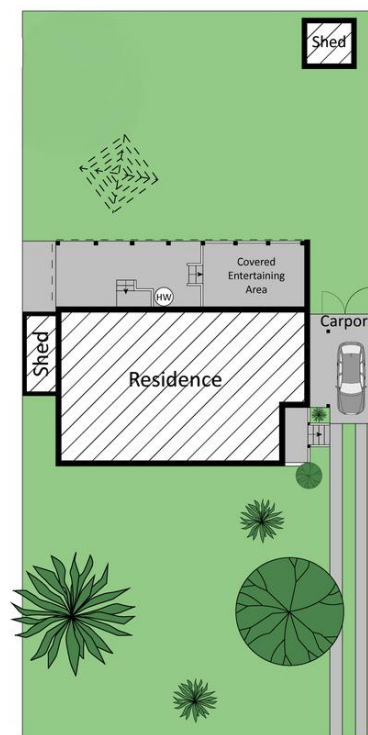
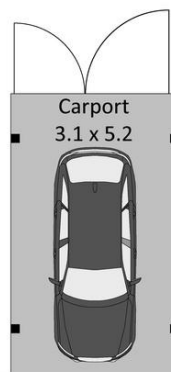
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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