






48 Nelumbo Street, Rivett

3  1  2 

A Welcoming Residence on a Generous Block - Fall in Love!

If home is where the heart is, you'll surely fall in love with this charming residence, ideally positioned on a generous block along a peaceful loop street. This home also features a desirable northerly orientation at the rear, ensuring natural light fills the space.

Upon entering, you'll be greeted by polished timber floors that run throughout the home, enhancing its warmth and character. You can also enjoy year-round comfort with reverse cycle air conditioning and a cozy gas fireplace for those chilly winter days.

The kitchen and bathroom have been updated, the living areas and bedrooms are generous in size, and for alfresco entertaining the covered rear deck that flows seamlessly from the main living area offers a perfect spot for relaxing with family and friends or enjoying your morning coffee.

The Generous remote double lock up garage with studio to the rear offers not only storage space but the versatility of being utilised as a rumpus room for teenagers or home office.

This well-maintained property is conveniently located just moments away from Cooleman Court, Westfield Woden, popular local schools

AUCTION

Sat 16th May @ 10:00AM

VIEW

Wed 22nd Apr @ 4:45PM - 5:15PM

AGENTS

Andy Greenberger
0400 819 650
andy.greenberger@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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**

and shops, and provides easy access to the Tuggeranong Parkway. It's ready for a new buyer to call it home and fall in love with all it has to offer.

Don't miss out on making this beautiful residence your own!

Residence: 106.28m²

Garage: 54.00m²

Property features

Polished timber floors throughout

Large bathroom with separate shower and sumptuous bath

Updated kitchen with 4 burner gas cooktop

Reverse cycle air conditioning

Gas fireplace

Ceiling fans

Covered rear deck perfect for alfresco entertaining

Upgraded wall and floor insulation

Veggie garden beds behind the garage

Generous remote double lock up garage with studio to the rear

Colourbond fencing



MORE DETAILS

Property ID	JVGH5W
Property Type	House
House Size	106 m ²
Land Area	757 m ²
EER	3.5

Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |
andy.greenberger@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.

48 Nelumbo Street, Rivett

 **LJ Hooker**

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**