



65 Carbeen Street, Rivett




TRULY HAS IT ALL

Bursting with practical inclusions and modern comforts - it's rare to find a home that has the space for all of your wants and needs, or better yet - it's all already been done for you. Renovated throughout with double glazing, fantastic car accommodation and storage plus a separate granny flat, enjoy the benefits of a practical and modern, welcoming family home.

Tucked back from the road, the front of the home has been paved to provide ideal yet rare off street parking options for guests or the caravan. Inside, the formal living area is incredibly spacious and bathed in perfect northerly sunshine. Segregated yet perfectly connected to the kitchen and outdoors, the formal dining space offers built in storage. Renovated with taste and timeless style, the kitchen features stone benchtops, gas cooking, custom joinery, dishwasher, glass splashback and ample storage space.

All three bedrooms include built-in robes, bedrooms one and two embracing the same northerly aspect. The family bathroom is centrally located, updated with spacious walk-in shower, floor to ceiling tiles and separate WC.

Outdoors utilises every inch of space and has been designed with easy care in mind. A delightful covered entertaining area is perfect for

4  2  3 

FOR SALE
Auction

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
04224 15008
emma.irwin@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**

outdoor entertaining, alongside paved areas and artificial lawns plus raised garden beds and sheds. Drive through the garage to the double carport at the rear, providing additional car or boat storage.

Ideal for a dual-income opportunity, extended or elderly family members or guest accommodation, the granny flat is fully approved and equipped with side access. Spacious open plan living and dining sits alongside the full-sized kitchen, plus spacious separate bedroom, bathroom and separate laundry.

Comfort is taken care of in the main home with ducted gas heating and evaporative cooling, plus solar panels and energy-efficient double-glazed windows to help keep bills down. The separate laundry has extra storage and direct outdoor access for convenience.

Ideally located in the family friendly Weston Creek locale, lifestyle perks are numerous with Rivett local shops and oval just a short walk away, plus the lifestyle and amenities of Cooleman Court just a short drive. This location falls within the catchment area of the coveted Chapman Primary School, with other quality schools surrounding.

Features:

- Thoughtfully updated and move-in ready home with granny flat
- North facing
- Double-glazed windows and solar panels for comfort and efficiency
- Ducted gas heating and evaporative cooling
- Paved off-street parking for multiple cars
- Drive through single garage and double carport
- Three bedrooms, all with built in robes
- Fully renovated kitchen with stone benchtops, gas cooking, custom joinery, dishwasher, glass splashback and ample storage space.
- Modern bathroom with spacious walk-in shower, floor to ceiling tiles and separate WC
- Covered outdoor entertaining area, paved and grassed areas, raised garden beds and sheds
- Fully equipped granny flat with kitchen, living and dining room, separate bedroom, bathroom and laundry room

Block size: 853m²

Living size: 121m² main residence & 27m² granny flat (approx.)

Land Value: \$629,000 (2024)

Rates: \$3,482 p.a (approx.)

Land tax: \$6,622 p.a (approx.) (only if rented)

Construction: 1971 (approx.)

EER: 1 star



MORE DETAILS

Property ID	JD9H5W
Property Type	House
House Size	148 m2
Land Area	853 m2
EER	1

Jane Macken 0408 662 119

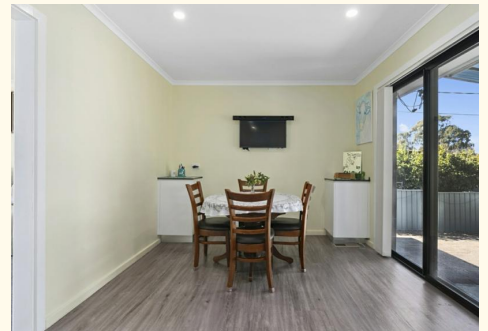
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Irwin 0422415008

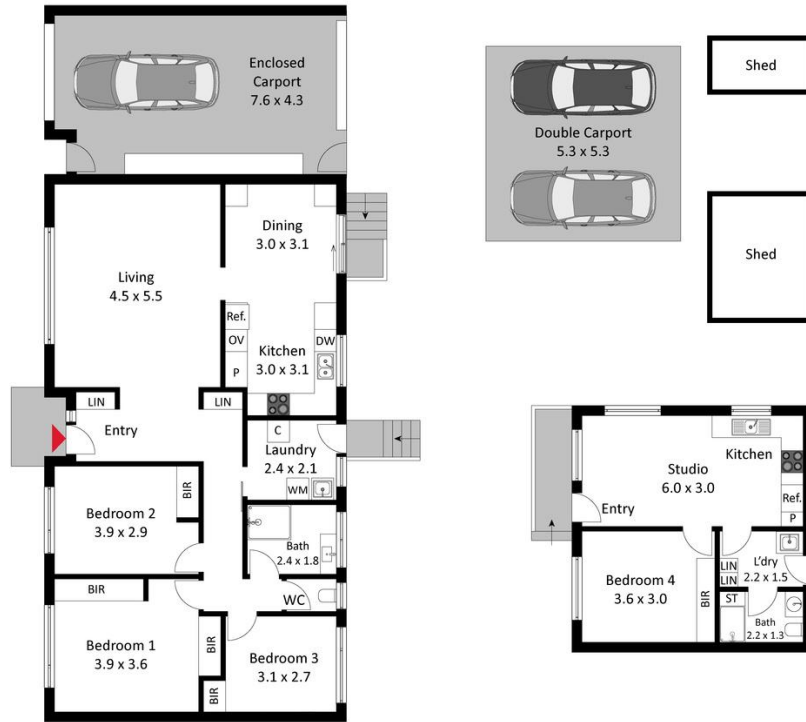
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

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



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.



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.

65 Carbeen Street, Rivett