



## Rivett, 7 Eugenia Street

Will Sell Prior To Auction

This welcoming abode in a quiet street has been recently renovated so you don't have to lift a finger. The open-plan living area seamlessly blends modern design with everyday functionality.

The kitchen features stone benchtops, plus an island and modern workflow triangle. A convenient laundry with washing machine & dryer included, leads to an enclosed deck and a child-safe backyard. Next door is a separate toilet for guest convenience. This property is unique with two bathrooms, including a large ensuite off the main bedroom.

The second bedroom has an expansive wall-to-wall built-in wardrobe, providing plenty of space for belongings. The main bedroom offers a serene retreat with, built-in storage and a ceiling fan.

The property is equipped with a brand-new heating/cooling ducted system throughout and



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3

2

2

**For Sale**  
\$799,000 - \$839,000

**View**  
[ljhooker.com.au/1T6NFMF](http://ljhooker.com.au/1T6NFMF)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

a air conditioning unit in the living room.

- \*708 sqm block approx.
- \*3 Bedrooms —2 Bathrooms —double garage and shed
- \*Light-filled living
- \*Large, child-safe backyard
- \*Development potential (subject to approval)
- \*Quality appliances throughout
- \*The master ensuite, includes a heated towel rack and floor-to-ceiling tiles
- \*Reverse cycle air conditioning in living room
- \*Ceiling Fan
- \*Open-plan living
- \*Deck
- \*Veranda
- \*Ducted heating/cooling in every room

This property is ready to move in!

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Disclaimer:

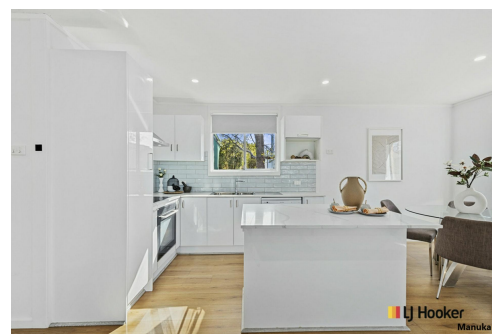
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## More About this Property

Property ID	1T6NFMF
Property Type	House
Land Area	708 m <sup>2</sup>
EER	1
Including	Air Conditioning Deck Built-in-Robes Liveability

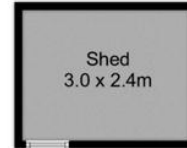
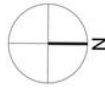
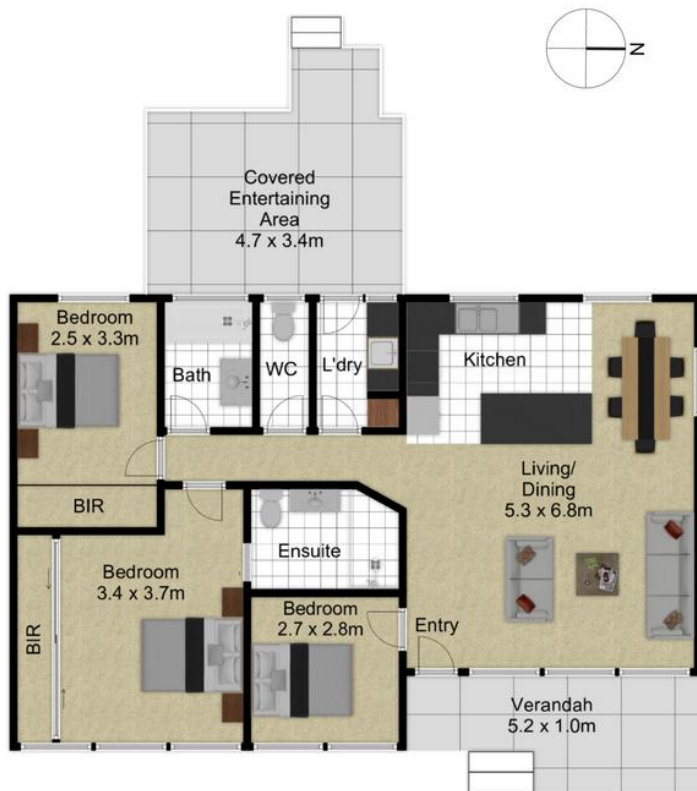
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 Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.


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