




12/5 Tristania Street, Rivett

## STYLISHLY RENOVATED TOWNHOUSE WITH LIGHT- FILLED NORTHERLY ASPECT

Beautifully reimaged and finished to a high standard, this single level, two-bedroom Willemsen townhouse offers a perfect blend of style, comfort and functionality. Thoughtfully renovated and clearly cherished by its current owners, the home delivers a warm, inviting feel with a focus on natural light, indoor-outdoor living and everyday ease.

To the front, a private, fenced courtyard enhances the sense of seclusion and provides a welcoming entry, conveniently positioned alongside the carport for easy access.

The heart of the home is the open plan living and dining area, embracing a coveted north-to-the-rear aspect, flooded with natural light and seamlessly connecting to the outdoors. Enhancing the sense of space and sophistication, the ceilings in the have been opened to reveal the truss roof structure - creating striking architectural interest while allowing light to flood the interiors. Custom, built in shelving and TV cabinet further to the style and functionality of the space. The kitchen perfectly overlooks the living area, fully renovated with care to

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### AUCTION

Sat 9th May @ 12:00PM

### VIEW

Sat 18th Apr @ 9:00AM - 9:30AM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



feature Caesarstone bench tops and timber breakfast bar extension, quality feature tiling, ample bench and storage space, electric cooking and dishwasher.

Accommodation includes two well-proportioned bedrooms, both with built in robes, the main bedroom also benefiting from the sunny northerly orientation. The bathroom is centrally positioned to the bedrooms, renovated with quality, style and a reimagined functional layout, including walk in semi frameless shower with shelf recess, floating vanity WC amongst quality fixtures and feature tiling. The separate concealed laundry is adjacent.

Outdoors, the rear courtyard has been thoughtfully extended (with body corporate approval) to maximise usable space, now offering a generous and private setting with level lawn, eco decking and plenty of room for entertaining, relaxing or for children to play. Raised garden beds and dwarf fruit and citrus trees add delightful greenery, greenery, while a garden shed on a slab provides valuable additional storage.

Set within a quiet and established complex in the popular suburb of Rivett, this is an ideal opportunity for first home buyers, downsizers or investors seeking a move-in ready home with nothing left to do.

#### Features:

- Fully renovated two-bedroom Willemsen townhouse finished to a high standard
- Light-filled open plan living with north-to-the-rear aspect
- Exposed truss ceilings creating space, character and natural light
- Seamless indoor-outdoor flow to extended rear courtyard (approved by body corporate)
- Quality renovated kitchen with Caesarstone bench tops and timber breakfast bar extension, quality feature tiling, ample bench and storage space, electric cooking and dishwasher
- Spacious backyard with eco deck, level lawn and raised garden beds, dwarf fruit and citrus trees
- Beautifully renovated bathroom including walk in semi frameless shower with shelf recess, floating vanity WC amongst quality fixtures and feature tiling. The separate concealed laundry is adjacent.
- Garden shed on slab for additional storage
- R/C heating and cooling unit
- Well-proportioned bedrooms, main with sunny northerly aspect
- Private, fenced front courtyard
- Carport with powered storage cage, adjacent to entry for convenience
- New hot water system, AC and switchboard

Land size: 238m<sup>2</sup> (approx.)

Living size: 65m<sup>2</sup> (approx.)

Rates: \$476.15 p.q (approx.)

Land tax: \$618.97 p.q (approx.) (only if rented)

Body corporate: \$809.72 p.q (approx.)

Construction: 1978

EER: 2.5 stars



## MORE DETAILS

Property ID	JVVH5W
Property Type	House
House Size	64 m2
EER	2.5
Including	Air Conditioning Courtyard Built-in-Robes

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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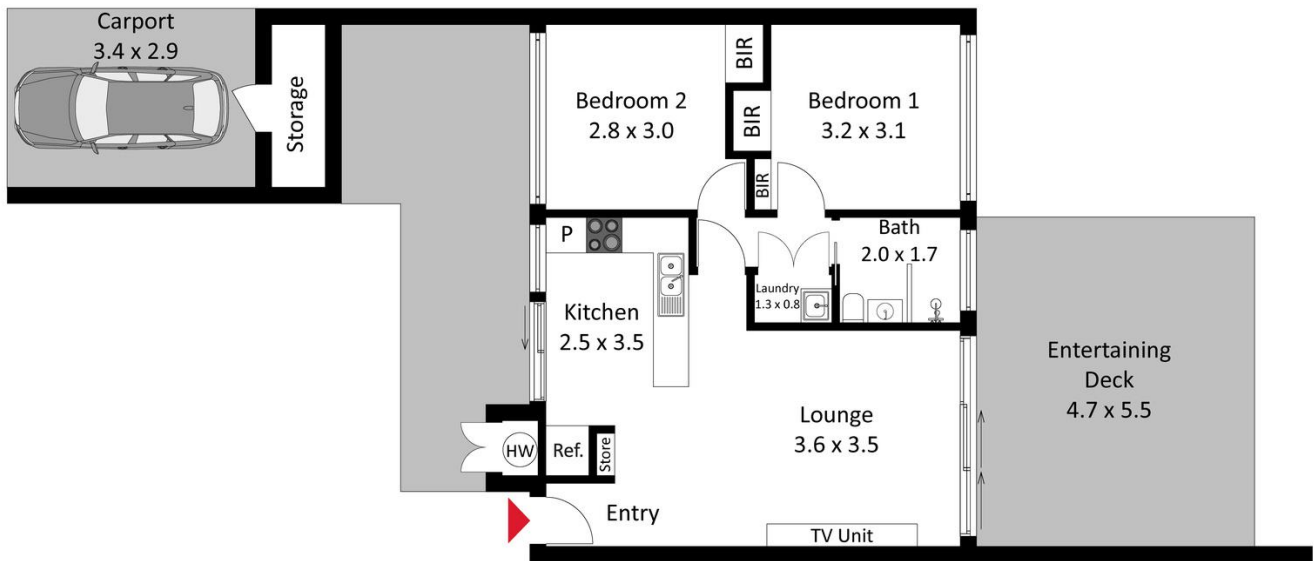
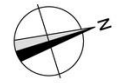
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### LJ Hooker Woden | Weston (02) 6288 8888

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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.

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