

3A Tristania Street, Rivett

## Cute as a button!




A celebrated Willemsen architectural design, this single-level 2 bedroom home offers a dynamic open plan layout with sunny courtyards and peaceful leafy surrounds. Exceptionally private, yet only a stroll from Coleman Court, scenic parks, and transport.

The open-plan living area features soaring high ceilings with exposed timber trusses, floor-to-ceiling windows, and a north-facing aspect that floods the space with natural light. With sliding door access to both the front and rear courtyards, it's perfect for effortless indoor-outdoor living.

The sunlit kitchen features electric cooking, ample bench space, and provides a pleasant garden outlook. Both bedrooms are generously sized, each appointed with built-in wardrobes and enjoying tranquil, leafy outlooks. The home also has recently a updated bathroom and year comfort is on offer with reverse cycle heating and cooling plus in slab heating.

Externally this townhouse offers more than most. In the rear you will find a private established garden, plus at the front there is a large enclosed courtyard space perfect for enjoying a cup of tea with friends.

Car accommodation is provided by the single carport with storage

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### FOR SALE

\$585,000+

### AGENTS

Olivia Fairweather  
0478 653 447  
ofairweather@ljhgungahlin.com.au

Jake Bunday  
0411 367 920  
jake.bunday@ljhooker.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

room to the rear and there is also visitor parking available for the convenience of guests.

All located in the best pocket of Rivett with just a short walk to Cooleman Court Shopping Centre, with easy access to public transport, Woolworths, Aldi, specialty stores, cafés, and medical services, plus close proximity to local parks, sporting facilities, and quality schools.

Freshly painted, updated flooring and move in ready, do not miss your opportunity to secure a low maintenance property that is within walking distance to Cooleman Court. Contact Jake or Olivia today to book your next inspection.

#### Key features:

- Celebrated Willemsen architectural design in the quiet Boronia Gardens complex
- Single-level, north-facing 2-bedroom home with a sunny open-plan layout
- High timber vaulted ceilings with exposed trusses and floor-to-ceiling windows
- Freshly painted, new carpet in bedrooms and updated Tasmanian Oak look flooring in living area
- Sunny open-plan living and dining with seamless indoor-outdoor flow
- Well-presented, sunlit kitchen with electric cooking, garden outlook, and ample bench space
- Two generous bedrooms, each with built-in wardrobes and leafy views
- Extra storage/linen cupboard in the master bedroom
- Recently updated bathroom
- Reverse cycle air conditioning and in-slab heating for year-round comfort
- Sold with vacant possession - move-in ready!
- Delightful front courtyard and private rear garden
- Covered carport and additional visitor parking
- Low-maintenance living in a small, well-maintained complex
- Enjoy unbeatable convenience being located just minutes from Cooleman Court Shopping Centre, with easy access to Woolworths, Aldi, specialty stores, cafés, and medical services, plus close proximity to local parks, sporting facilities, and quality schools

#### Quick stats:

- Year built: 1977
- Internal living size: 65sqm approx. (not including courtyards)
- Block size: 229sqm approx.
- Rates \$612pq approx.
- Body Corp: \$680pq approx.



## MORE DETAILS

Property ID 35UYGCY  
Property Type Townhouse  
House Size 65 m2  
Including Air Conditioning

**Olivia Fairweather 0478 653 447**

Licensed Agent | ofairweather@ljhgungahlin.com.au

**Jake Bunday 0411 367 920**

Licensed Agent | jake.bunday@ljhooker.com.au

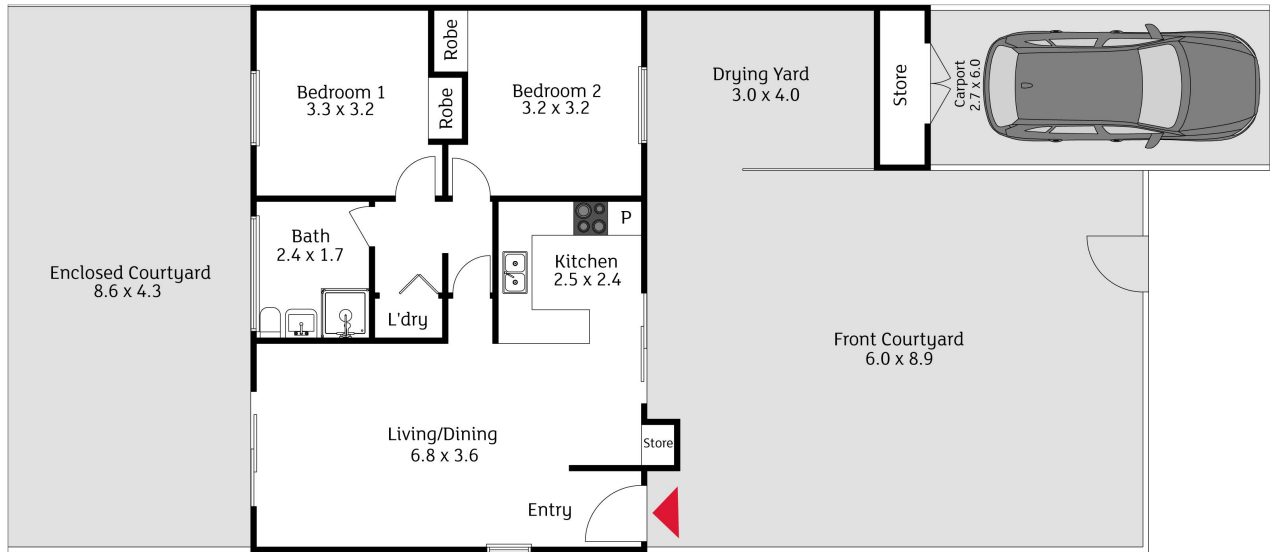
**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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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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