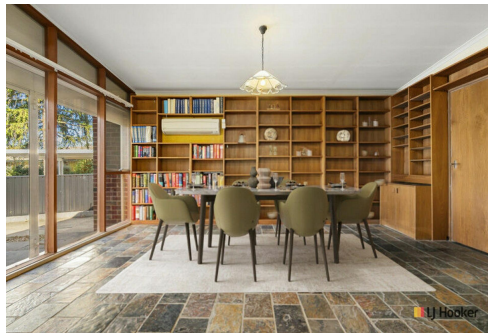




LJ Hooker



## Scullin, 21 Levien Street

### A Perfect Family Retreat

Hidden away on a peaceful loop street, this original three-bedroom home is a hidden gem that exudes charm and privacy. With its classic design and inviting ambiance, it's a fantastic opportunity for those seeking a tranquil retreat that's close to local amenities and the Belconnen town centre. If you are looking for an entry opportunity to create a forever home that will hold long lasting memories, 21 Levien Street in Scullin is not to be overlooked.

Unassuming from the front, the property's sturdy construction, well-thought-out floorplan, and well-kept gardens, create a fantastic canvas for tasteful renovations, to match the character-filled inside of this charming property. Upon entering, you'll immediately notice the abundance of natural light throughout the home. The living area at the front of the home features beautiful floor-to-ceiling windows with wooden frames, framing stunning garden views, reverse cycle air-conditioning, slate flooring and a marvellous built-in bookshelf, all contributing factors to adding a touch of rustic charm to the home. The north-

3 

1 

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**For Sale**  
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EER 



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facing orientation ensures a warm and sunny atmosphere during Canberra's cool mornings. There's also a private patio off the living room, with additional access from the main bedroom - ideal for a barbecue or simply relaxing on a leisurely Sunday afternoon.

Original in finish, the simple, quaint, and fully functional kitchen offers electric cooking, a double sink, great storage & pantry cupboard, slate flooring for easy maintenance, and ample bench space for meal prep. The large kitchen window overlooks the garden, filling the space with natural light and providing a delightful view of the lush greenery.

All three bedrooms are to the back of the home, away from the living and have been recently re-carpeted and re-painted, presenting a fresh new start to make it your own. Each room features built in robes and reverse cycle air conditioners. The main bedroom also features built in cabinetry and private access to the outdoor patio which connects to the main living area.

The main bathroom has great ventilation and includes a separate bath and shower and a new vanity recently installed. Opposite to the bathroom, there is a separate toilet for convenience and large laundry room which leads you out to the rear backyard.

Stepping out into the backyard you will be taken aback by how much space you have. Detached from the main house you will find 2 studios located at the rear of the property. These multipurpose areas both include air conditioning units, and one is carpeted throughout. Recently the space was used as the owners very own library/study but the options truly are endless! A fully equipped working from home office, home gym, art studio, teenagers retreat or even just as an extra storage space.

At the back of the studios, you'll find a sectioned off area of the backyard which offers a separate work shed and even more low-maintenance gardens which could be perfect for your own garden house or project that you'd like to keep the kids or dog out of. The property is enclosed by colour bond fencing.

Scullin is a family-friendly suburb with abundant green spaces, bordered by Brindabella National Park, The Pinnacle, Mount Painter, and Lake Ginninderra. Local shops offer multiple dining options; indulge in traditional Chinese cuisine, sweet bone bakery treats, La Cassetta's Pizzeria or Scullin's newest vegan restaurant. Travelling just a little bit further out, the bustling Belconnen precinct is only a few minutes away, with its Fresh Food Markets and Westfield shopping mall. The home is near plenty of public transport and only a short walk down the road to the Sculling playing ovals and Southern Cross' Early Childhood Learning Centre & day care.

Internal: 111m<sup>2</sup>

Car port: 24m<sup>2</sup>

Multi-purpose room: 49m<sup>2</sup>

Block: 1080m<sup>2</sup>

EER: 1 Star

Features:

- North facing aspect to the living area.
- Slate flooring throughout the home.
- Built in storage in the living.



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- Electric cooking.
- Electric hot water.
- Reverse cycle air-conditioning.
- 3 generously sized bedrooms all with built-in robes & air conditioning unit.
- Freshly painted throughout including wet areas.
- New bathroom vanity.
- Separate bath & shower.
- Separate toilet.
- Separate laundry.
- Low maintenance gardens.
- 2 studio spaces both with reverse cycle air conditioning units.
- Separate large garden/work shed.
- Colour bond fencing.

What to love about the area:

- Levien Neighbourhood Playground (on the same street)
- 5-minute walk to Scullin playing fields and the Early Childhood Learning centre & daycare.
- 9-minute walk to Scullin shops.
- Less than 5-minute walk to closest bus stop.
- 6-minute drive to Kippax shopping centre.
- 5-minute drive to Hawker shops.
- 5-minute drive to Hawker College.
- 7-minute drive to Belconnen High School.
- 11-minute drive to Westfield Belconnen town centre.
- Less than 20 minutes' drive to Canberra's City Centre.

## More About this Property

<b>Property ID</b>	1DXHPYF92
<b>Property Type</b>	House
<b>House Size</b>	111 m <sup>2</sup>
<b>Land Area</b>	1080 m <sup>2</sup>
<b>EER</b>	1

**Andrew Grenfell 0424 858 529**

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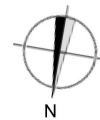
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

21 Leven Street, Scullin

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