



19 Rivers Street, Weston




## THE PERFECT START

This is a home where memories are made. Ideal for first home buyers, families and those with a vision, 19 Rivers Street Weston can be your picture-perfect ending. This three-bedroom, one bathroom home is the perfect entry into Weston Creek, with a spacious, flat backyard full of endless possibility.

The perfect family location so loved by those in Weston Creek, set back from the road and on a quiet loop street. Stepping inside, you are welcomed into the practical L shaped living and dining area, seeped in natural light. This space leads to the kitchen with ease, well maintained and offering electric cooking, oven, dishwasher and plenty of bench and storage space, also overlooking the backyard.

Accommodation consists of three large bedrooms, two with built-in robes. The bathroom has been updated including a bath, shower and separate WC for convenience. The outdoors is a blank canvas, with flat grassed areas for the children or pets to enjoy, or endless possibility with room to extend in future or create your own dream garden if desired.

Additional features include a R/C heating and cooling unit, ducted gas heating, single car garage + carport, garden shed and spacious separate laundry. This superb location is an easy walk to local

3  1  2 

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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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**

schools, Cooleman Court and the nature offerings of Weston Creek and surrounds with easy access to the Tuggeranong Parkway.

- Single level family home on flat block
- Spacious backyard
- Open plan living and dining
- Kitchen with electric cooking, great bench and storage space plus dishwasher
- Updated main bathroom with bath, shower and separate WC
- Spacious flat block with lawn
- Separate laundry
- Ducted gas heating throughout + R/C heating and cooling unit
- Single garage plus single carport

Land size: 668m<sup>2</sup>

Living size: 96m<sup>2</sup> living

Land value: \$553,000 (2025)

Rates: \$3,491 p.a. (approx.)

Land tax: \$5,394 p.a. (approx.) (only if rented)

Construction: Ex-Gov residence circa 1970 (approx.)

EER: 1.0 Stars

## MORE DETAILS

Property ID	JHYH5W
Property Type	House
House Size	112 m <sup>2</sup>
Land Area	668 m <sup>2</sup>
EER	1

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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### Emma Irwin 0422415008

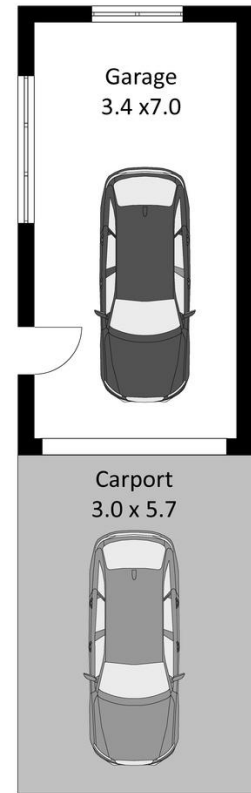
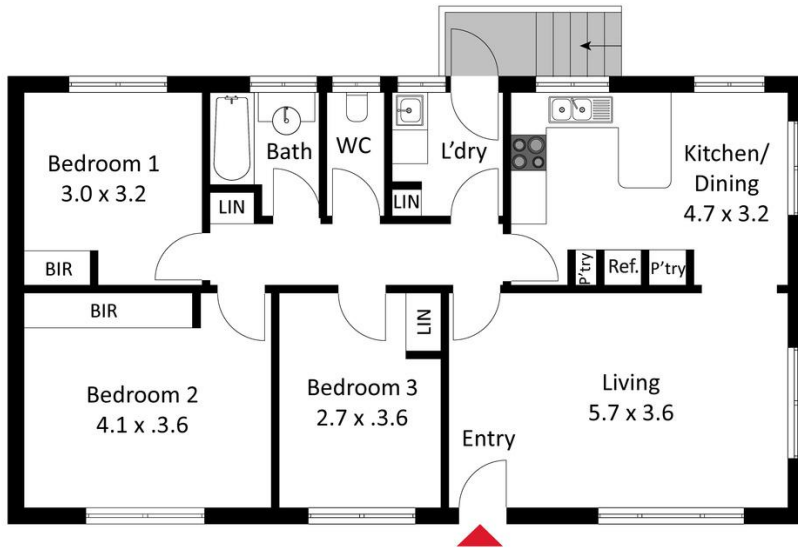
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### LJ Hooker Woden | Weston (02) 6288 8888

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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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