



45 Goodenia Street Rivett, ACT

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### Sunny separate title townhouse!

This three bedroom townhouse is located only a short stroll away from the Rivett shops and an abundance of open parkland and playing fields.

The kitchen and living areas are located on the ground floor and flow beautifully to the private rear courtyard garden. All three of the bedrooms and the bathroom are filled with natural light and located on the first floor.

As this property is separate title you don't have any body corporate fees or other associated restrictions that often apply in a townhouse development.

Don't miss your chance to add your cosmetic touches and polish up this gem of an opportunity!

Features include:

**Price:** Auction  
**EER:** 4.5



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