

# 106 Cocoparra Crescent, Crace, ACT 2911

STONE

## Sold House

Thursday, 10 August 2023

106 Cocoparra Crescent, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 628 m<sup>2</sup>

Type: House

**\$1,430,000**

A WORD FROM OUR SELLERS;"As a home we lovingly designed and built for our family, we have thoroughly enjoyed every single moment we spent here. We are big entertainers and love to host dinner parties for our friends and family. With that in mind, we designed the kitchen and surrounding living areas to do exactly that – have a seamless indoor/outdoor entertaining space with an oversized kitchen complete with all the appliances, storage space and an outdoor kitchen with a built-in grill and sink. There is plenty of room for a large gathering. The custom-designed kitchen is definitely the star of the show, with a whopping 4-metre-long stone benchtop with lots of storage and a great-sized pantry. With two ovens, a 5-burner cooktop, an externally vented rangehood and a dishwasher for cleaning up afterwards, we have enjoyed cooking up a storm and gathering around the kitchen bench. The outdoor kitchen has been designed for the ultimate summertime BBQs and we have enjoyed grilling steaks and enjoying a few cold bevies with loved ones sitting in the alfresco. Our home theatre gives us endless hours of entertainment – who needs to go to Hoyts when you have a cinema at home! The location is super convenient. Not only is it a stone's throw away from the nature reserve and the wonderful walking tracks our suburb has to offer, but it is also a hop, skip and a jump to the local shops. Having a Supabarn, café, restaurant, chemist and medical centres at your door makes life very convenient. We rarely need to leave the confines of the neighbourhood to get our day-to-day necessities or see the doctor. We are sad to sell this wonderful home, but new memories and adventures await us. We hope the new owners love this home as much as we do and can create as meaningful memories as we have here."

Living: 229.32sqm  
Garage: 44.33sqm  
Alfresco: 21.88sqm  
Porch: 7.61sqm  
Total: 303.16 sqm  
Block: 628sqm

- Built by renowned and award winning Canberra builder Classic Constructions
- Functional, open plan, single level design
- Open plan living and dining area, perfect for entertaining
- Sound proofed home theatre room with a projection painted wall
- Sound proofed study for gaming and privacy during work
- Network cabled to all main areas of the house and managed from the study
- All bedrooms with built in robes, with the master enjoying a walk-in robe and ensuite with both a handheld showerhead and rain showerhead
- Large main bathroom with full sized bathtub and separate toilet
- All bathroom and laundry tapware are by luxury German brand, Grohe
- Sinks in ensuite and main bathroom are by luxury German brand, Villeroy and Boch
- Gas temperature controlled hot water with three control panels
- Beautiful kitchen, with all Bosch appliances including 5 burner gas cooktop, quiet rangehood, two ovens, and dishwasher as well as a filtered water tap
- Custom joinery in Kitchen, Walk in pantry, Laundry, Ensuite and Main bathroom with soft close drawers
- Amazing storage throughout the home with large pantry and walk in linen cupboard
- Ducted gas heating and evaporative cooling, controlled from central location in the home
- Stunning alfresco opens from the main living areas through glass corner sliding doors, and boasts an outdoor kitchen with plumbed gas and water with a built-in grill and sink
- Low maintenance gardens maintain privacy, perfect for pets, children, parties or relaxing in the sun
- Street facing windows have been fit with privacy tinting
- Oversized double garage with extra room for tools
- Mud room from garage entrance for storing shoes and jackets
- 10kw solar system reduces energy bills
- Sensor security alarms fitted throughout the house and at all entry points
- Convenient location, close to the Crace shops and with easy access to Gungahlin Town Centre, Belconnen and the city as well as a wide array of public transport options

Rates: \$3,675.05 per annum  
Land tax: \$6,123.14 per annum  
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