

# 12 Cottrell Place, Richardson, ACT 2905

## Sold House

Wednesday, 13 September 2023

12 Cottrell Place, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



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## Contact agent

Private 3 bedroom house in an ideal location with fully enclosed yard for room for the kids to play. The home has a functional floor plan, with carpet in the bedrooms and 2 tiled living spaces. A large pergola stretches across the back of the house providing shelter in all weather conditions. Extended double carport is attached to a fully lined room with 3 phase power which makes it a functional workshop or use as a rumpus room or recreational room or a study for those of us who work from home. Long and wide driveway offers a tradesman plenty of off-street parking. Fibre to the Curb (FTTC) has been used in your connection to the nbn network. Your location may be able to upgrade to Fibre to the Premises (FTTP) if you order a plan based on nbn Home Superfast or higher. Located at the end of a cul-de-sac within walking distance to schools, shops, and amenities. Features include:

- Separate title 3-bedroom house
- No body corporate
- 2 separate tiled living areas
- Carpeted bedrooms
- Separate toilet and bathroom
- Easy care gardens
- 3 phase power to workshop/rumpus room or office
- Large fully enclosed backyard
- Paved Pergola across the back of the property
- Garden shed
- Ample off-street parking
- Walking distance to early learning centre, schools, shops, and bus stop

Living size: 88.3 sqm  
Block size: 707 sqm  
UCV: \$446,000  
Rates: \$2,496 per annum  
Land tax (if rented): \$3,848 per annum  
Year Built: 1982  
EER: 0.0  
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