

17 Collocott Crescent, Oxley, ACT 2903

MY MORRIS

House For Sale

Thursday, 13 June 2024

17 Collocott Crescent, Oxley, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Sandy Morris
0420380895

Expressions of Interest

For those looking for an entry level property where there is literally nothing left to complete then 17 Collocott Crescent should be at the top of the list of properties to visit this weekend. Previous owners have completed a full renovation and the present owner has added the finishing touches. Internally, there is wonderful flow from both living spaces to the outdoors. There is sliding door access from the lounge room to the front deck and enclosed courtyard and likewise, from the family area to the expansive covered entertaining area to the rear. There is ducted gas heating and split system heating/cooling to the living area and the recent addition of a 9.25kw solar system with Tesla Powerball 2 battery providing a 13.5kw capacity provides peace of mind when it comes to your power bills. Externally, there is a little for all the family and in addition to the entertaining area, there is an expansive grassed area for children and pets to play. Car accommodation is provided by the oversized double garage and there is also a single secure carport with auto door. Perfectly located just a 10-minute walk into the centre of the Tuggeranong Square and ease of access to arterial roads that lead to Woden, Fyshwick and Canberra City. My features include: Fully renovated and beautifully presented three bedroom home in a quiet loop street Two separate living areas including a family area with sliding door access to the expansive deck Beautiful kitchen with stone benchtops, dual sinks, a new dishwasher and pretty garden outlook Timber floors to the living areas add to the modern feel throughout Spacious and modern bathroom with dual sinks, open plan shower alcove and separate w/c Ducted gas heating and split system heating/cooling ensures comfort all year round 9.25kw solar system with Tesla Powerball 2 battery with 13.5kw capacity Three garden beds located behind the garage for veggie planting Expansive covered outdoor entertaining area and private decks to both the front and rear of the home Fabulous oversized garage with storage to the rear and a single lock up carport with auto door Wonderful location only a short walk to the South Point shopping centre and government offices

Sales Specifics: Rental estimate: \$690 - \$710 p/w (approx.) Living size: 114.95m² (approx.) Carport and Garage: 18 m² + 54 m² (approx.) Year built: 1985 (approx.) EER: 2.5 UV: \$505,000 (2023)

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