

17 Cowdery Place, Monash, ACT 2904

CARTER + CO

House For Sale

Tuesday, 19 March 2024

17 Cowdery Place, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



James Carter
0413974912



Alistair Morrell
0432669784

Auction

The Features You Want To Know!+ Potential for dual rental income+ Brick veneer residence+ Carpet to living area, bedrooms and hallways+ Tiled floors to dining and kitchen+ Built in robes to all bedrooms+ Built in electric oven and cooktop+ Double sink+ Bosch dishwasher+ Low maintenance yard with garden shed+ Curtains to all windows and glass doors+ External window blinds+ Ducted gas heating+ Ceiling fan to dining area+ Two double car carports+ Four additional off-street parking spaces+ Second residency offers - Kitchen, bathroom, bedroom, walk in robe, living, laundry, double carport and separate yard

Why You Want To Live Here! 17 Cowdery Place, Monash presents a rare opportunity with its dual occupancy configuration, providing flexibility for multi generational families, rental income potential, or the option to use one dwelling as a home office or studio space. It's a versatile solution that caters to your ever-evolving lifestyle needs.

Residence one boasts separate living and dining areas, creating distinct spaces for relaxation and entertainment. You'll find three generously sized bedrooms, each featuring built-in robes and cozy carpet flooring, ensuring ample storage and comfort. Enjoy a relaxing bath in the bathroom's separate bathtub, providing a tranquil escape. A spacious laundry area adds practicality to daily chores. Outside, the easy maintenance backyard and expansive garden space at the front offer opportunities for outdoor enjoyment and curb appeal. The second residency features a completely separate living space with own entrance, bedroom, bathroom, kitchen and double carport. All the essentials for comfortable living and offering the unique opportunity to generate dual rental income, with this ready to go converted second residency as a separate rental.

Why This Location Is Great!+ Erindale Shopping Centre+ Southpoint Shopping Centre+ Monash Primary School+ Trinity Christian School+ St Mary Mackillop College+ Erindale College+ Public Transport+ Multiple Sporting Ovals and Play grounds

The Stats You Need To Know!+ Block: 9+ Section: 147+ Division: Monash+ EER: 5 stars+ Year Built: 1981+ Internal Living: 162m²+ Land Size: 986m² (approx.)+ Carports: 76m² (approx.)+ Rates: \$671 p.q (approx.)+ Land Tax: \$1,078.84 p.q (approx.) *Only applicable if rented*+ Heating and Cooling: Ducted gas heating+ Rental Appraisal: \$650 - \$670 per week as one residence. If rented as two separated residences - Residence one \$620 per week & Residence two \$395 per week