

2/2 Coogee Place, Conder, ACT 2906

Duplex/Semi-detached For Sale

Friday, 9 February 2024

2/2 Coogee Place, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Daryl Gough
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\$640,000+

This immaculate three-bedroom unit is a fantastic choice for first-time buyers, savvy investors, or those looking to downsize without compromising on comfort. From the moment you arrive, you'll be impressed by its thoughtful design. Discover an easy-to-maintain front garden that sets the tone for a warm and inviting home. With a single garage and ample off-street parking, convenience is at your doorstep. Step inside to a bright and airy lounge room flooded with natural light, featuring a reverse cycle split system to ensure year-round comfort. This space invites relaxation and creates a perfect atmosphere for gatherings with loved ones. Continue through to a well-appointed kitchen and dining area, boasting a functional layout. The kitchen comes complete with a free-standing oven and cooktop, complemented by a generous pantry for all your storage needs. Three bedrooms are of good size, with the master bedroom featuring a built-in robe and its own reverse cycle split system. A gas wall furnace ensures warmth during cooler months, creating a cozy haven for restful nights. Entertain family and friends under the pergola with a gabled roof and ceiling fan, offering a perfect retreat for any occasion. The garden view adds a touch of tranquillity, making it an ideal spot to unwind and enjoy life's moments. The backyard boasts a quaint grassed area, providing space for pets and children to play freely. This well-designed outdoor space enhances your lifestyle and adds to the overall charm of this wonderful property. Set in a prime location, this home is conveniently close to schools, shops, and public transport, ensuring that you're well-connected to essential amenities. Don't miss the opportunity to make this fantastic property your own! Contact us today to arrange a viewing and step into a lifestyle of comfort, convenience, and charm. Your dream home is just a call away! Features Include: • Single level 3 Bedroom home • Reverse cycle Air conditioning • Easy care 481m² block • Close to Lanyon marketplace

Outgoings & Property Information: Living size: 98 sqm Block size: 481 sqm UCV: \$445,600 Rates: \$915 per annum Body Corporate fees: \$708 per 1/4 Expected rent: \$ 550-570 per week Year Built: 1993 EER: 3.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.