

21B Cooney Court, Charnwood, ACT 2615

STONE

Duplex/Semi-detached For Sale

Friday, 3 May 2024

21B Cooney Court, Charnwood, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type:

Duplex/Semi-detached



Kris Hellier

0413799700

By Negotiation

Nestled within the tree lined streets of Charnwood, this charming four-bedroom, two-bathroom home is a sanctuary crafted with young families in mind. Its spacious layout and contemporary design offer the ideal backdrop for creating cherished memories and fostering togetherness. Step through the front door into a world of modern elegance, where the sprawling back yard beckons, providing a safe haven for children to play while parents relax. The heart of the home lies in its meticulously designed kitchen, boasting high-end appliances and sleek finishes that elevate everyday living to a new level of luxury. As sunlight streams through the windows, the open-plan living and dining area becomes a natural gathering spot, effortlessly accommodating family dinners, game nights, and moments of shared laughter. For quieter moments, the separate lounge room offers a cozy retreat, perfect for unwinding with a book or enjoying a movie together. Each bedroom is thoughtfully appointed with built-in robes, providing ample storage and comfort for every member of the family. The master suite features a spacious walk-in robe and a generously sized ensuite, ensuring parents can retreat and recharge in style. Convenience is key, with a separate toilet downstairs for guests, adding an extra touch of functionality to this already impeccable home. Living: 173.02sqm (approx.) Garage: 20.16sqm (approx.) Total: 193.18sqm (approx.) - Functional dual level design with two separate living areas - Low maintenance gardens with secure yard, perfect for pets and children - Spacious kitchen with 5-burner gas cooktop, quality appliances, stone benchtops and large pantry - Four large bedrooms, all with built-in robes - Master bedroom with large open walk-in robe, and spacious ensuite - Stunning bathrooms with floor to ceiling tiles, and sleek modern finishes - Main bathroom with full sized bathtub - Separate powder room downstairs - Separate laundry with external access - Plenty of storage throughout the home - Ducted reverse cycle heating and cooling - Single garage with remote access roller door and internal access plus a second car space - Stunning location on a quiet cul-de-sac with easy access to Woolworths Charnwood, Fraser Primary School, public transport options, and Belconnen Town Centre Rates: \$2,156.86 per annum (approx.) Land tax: \$3,049.00 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.