

23 Crisp Street, Cooma, NSW 2630



House For Sale

Thursday, 18 April 2024

23 Crisp Street, Cooma, NSW 2630

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: House



Simon Porter
0418453950

\$790,000-\$820,000

Welcome to 23 Crisp Street, Cooma - where luxury meets functionality in the heart of serene surroundings. This stunning 4-bedroom, 2-bathroom house is the perfect family home. Step inside to discover beautiful architecture, hardwood flooring, and a modern kitchen equipped with all the latest appliances. The living room invites you to unwind on a cozy couch or gather around the dining table for memorable family meals. With vinyl cladding in excellent condition and spotted gum flooring in the living area, every detail exudes quality and style. Indulge in comfort year-round with reverse cycle air conditioning in the main living area and main bedroom, complemented by a natural gas log fire in the lounge room for cozy winter nights. Plus, with Colorbond roofing and gutters, maintenance-free living is assured, allowing you to focus on what truly matters. Embrace sustainable living with 6.7 kW of solar panels on the roof, powering a 250-liter hot water system heated by solar panels, with a grid override switch for additional convenience. Parking is a breeze with a large two-car garage, fully carpeted with an electric roller door, while the workshop offers space for all your DIY projects. Outside, the patio beckons for entertaining guests or simply enjoying the fresh air with loved ones. The property also features a 25 sq meter private and secluded pergola, complete with power, and a small enclosed covered patio and garden area off the lounge room - perfect for soaking up the afternoon sun in peace. With manicured lawns, low-maintenance gardens, established shrubs, and stunning views over town from both the front and rear yards, 23 Crisp Street offers the perfect blend of comfort, style, and functionality. Priced between \$790,000 and \$820,000, this property offers exceptional value for discerning buyers. Don't miss out on the opportunity to make this amazing property your own! Contact us today to schedule a viewing and start envisioning your future in this wonderful home.

- 4 Bedrooms
- 6.7 kW of solar panels on roof
- 250 litre hot water system heated from solar panels, with over-ride switch via grid (never needed so far)
- 2 Phase power to premises
- Outdoor power points all around the home and sheds
- Vinyl cladding in excellent condition
- Northerly aspect with Comfort Glass on garage side, as well as on sliding front door
- 270-degree aspect via windows in kitchen
- Spotted gum flooring in living area
- Carpet in lounge room and all four bedrooms
- Reverse cycle air con in main living area and in main bedroom
- Natural Gas log fire in lounge room with full remote operation
- 25 sq meter private and secluded pergola with power
- Eco Heat system with summer cooling and winter heating via 2 solar panels on roof, adjust temp setting to suit - free from the sun!
- Secluded and private small enclosed covered patio and garden area off lounge room - great for the afternoon sun
- 3x3 zincalume garden shed
- Stunning views over town from both front and rear yard
- Manicured lawns and low maintenance gardens with established shrubs
- Large two-car tandem garage - 14 metres long, fully carpeted, with electric roller door, and extensive powerpoints and lighting
- Good size work area in front of the cars for the handyman in the garage
- Main bathroom and ensuite both recently renovated to high standard
- Under house storage below lounge room
- Large 2 door fridge/freezer, dishwasher, and ceramic top oven - all relatively new, are included