

# 27 Cobber Close, Moncrieff, ACT 2914

## Sold Duplex/Semi-detached

Saturday, 4 November 2023



27 Cobber Close, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 138 m2

Type:  
Duplex/Semi-detached



Jonathan Irwin

**\$455,000**

NOTE - for inspections the best parking is on Dargin Cres and access to the residence via the footpath. LAND RENT - RESIDENCE ONLY: \$385,000+ (Further information below) LAND & RESIDENCE: \$789,000+ This generously proportioned residence offers so much for first home buyers or those upgrading. With 138m<sup>2</sup> of internal living space, this feature packed home offers a comfortable and convenient lifestyle. Vacant and ready for you to move in and enjoy!

**THE HOME** The spacious downstairs living area encompasses the living room, dining area and family room. Each space opens to the outside via their own glass sliding doors. There is also a thoughtfully placed study nook integrated into the space. The beautifully finished kitchen comes complete with soft closing cabinetry, a walk-in pantry, generous stone bench space, a four burner gas stove and Dishlex dishwasher. Upstairs, the master bedroom is generously sized and includes a built-in robe and an ensuite bathroom. The two additional bedrooms are large and include built-in robes and are situated adjacent to the sleek main bathroom, which features a bath tub and separate toilet. Other features that make this property stand out are the two split system air conditioners, handy under stair storage, a separate laundry and large linen cupboard. The fully fenced garden is ideal for kids and pets to safely play. There's already a raised garden bed ready for your favourite herbs and vegetables plus a level easy maintenance lawn.

**FROM THE OWNER** We've loved the natural light throughout the home and the huge flexible living spaces downstairs. It's also great that the kids' bedrooms are large enough to fit a study desk and have their own private spaces to retreat to. The combination of the high energy rating and solar panels means power bills are covered for most of the year. We'll miss our lovely neighbours too.

**THE LOCATION** The home is set in a quiet north facing position just a minute's walk to the bus stops either side of Bernard Heinz Avenue. Moncrieff's hugely popular playground is an easy stroll, as is the footbridge leading to Amaroo School, Good Shepherd Primary School and the popular local shops in Amaroo. The suburb is nestled amongst picturesque hilltop reserves. Moncrieff is located in North Gungahlin and is bound by Horse Park Drive and Taylor to the north, and the existing suburbs of Ngunnawal and Amaroo to the south and east. It is located approximately 4km north of the Gungahlin Town Centre.

**LAND RENT** The land is currently on the ACT government's "Land Rent Scheme" with an Unimproved Value (UV) of \$402,000. Buyers are at liberty to buy the block and residence outright or to keep it under the Land Rent Scheme if they choose to do so and qualify for it. Buyers should make their own enquiries with the ACT revenue office as to their qualification for the Land Rent Scheme. Further info - <https://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme>

**SUMMARY** Land rent purchase available to eligible buyers  
Spacious family friendly duplex/townhouse  
Northern orientation fronting green corridor  
Sleek kitchen with stone bench tops, gas cooktop & walk-in pantry  
Spacious open plan living - living, dining & family rooms  
Study nook  
Under stair storage  
Fully fenced child & pet friendly yard  
Raised garden bed  
2000 litre water tank  
6.6kw solar panels & 5kw inverter (2023)  
Double carport with power door  
Community levy: \$241 per quarter  
Land rent: \$2,010 per quarter (if purchased under land rent)  
Rates: \$603 per quarter  
Living: 137.7m<sup>2</sup>  
Carport: 37.9m<sup>2</sup>  
Porch: 1.94m<sup>2</sup>  
Block: 300m<sup>2</sup>  
Built: 2018  
EER: 6  
All figures are approximate  
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.  
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