

# 3 Cooney Court, Charnwood, ACT 2615



## House For Sale

Thursday, 15 February 2024

3 Cooney Court, Charnwood, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



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**\$699,000+**

Situated in an elevated position, 3 Cooney Court is a light-filled home that offers formal living, separate family room, three large bedrooms and an awesome 569sq/m block. The kitchen has been renovated and easy-clean benchtops, gas cooktop, electric oven and dishwasher. Bedrooms one and two include ceiling fans and built-in cupboards with sliding mirror doors. The home also includes ducted reverse cycle air conditioning, continuous gas hot water and a solar array. A double carport and two garden sheds are also provided. Flooring: Timber laminate in the living, dining & kitchen. Tile to the bathroom & laundry and Carpet in the bedrooms. At a glance: Elevated brick veneer home Three bedrooms One bathroom Open plan kitchen/dining Separate living room Renovated kitchen Easy clean surfaces Island bench Gas cook top & electric oven Dishwasher Separate laundry NBN (fttn) EER 4.5 Rates: \$2600 Land tax: \$4100 UV: \$440,000 (2023) (Approximate figures) Living: 120.1 sq/m Carport: 36 sq/m Block: 569 sq/m Aspect: ESE Build: 1973 Local Amenities: Schools & Higher education: 600m - Charnwood-Dunlop Primary 800m - Brindabella Christian College 800m - St Thomas Aquinas Primary 2km - Melba Copland High School 6km - University of Canberra Day Care Centres: Edge Early Learning Centre Coinda Cottage Charnwood Shopping centre 800m: Ginninderra Labor Club Shell Service Station Woolworths Pharmacy Oriental Kitchen Coffee Guru Charcoal Chicken Turkish Pide Maccas Red Rooster Subway Vet Laundromat And many more