

# 4 Cooney Court, Charnwood, ACT 2615

## Sold House

Friday, 29 September 2023



4 Cooney Court, Charnwood, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 989 m2**

**Type: House**



Jack Wilson  
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Chris Wilson  
0418620686

**\$725,000**

Auction Saturday 21st October if not sold prior. Buyers Guide of \$675,000 + Positioned atop an enormous 989m<sup>2</sup> block of land sits a cute purple cottage with a bunch of character and modern convenience. Freshly painted throughout and offering three bedrooms, a renovated kitchen, open plan living, outdoor entertaining and a canvas ready for a new buyer to put their gardening imagination to work – this truly is an opportunity not to be missed. A gentle sloping block of land that works its way from Covington Crescent to Cooney Court, the position of the home captures the most elevated position and overlooks expansive newly fenced gardens. Timber floorboards flow throughout the home ensuring ease of care, while the open plan living area is separated from the bedrooms and extends seamlessly to the pergola presenting an attractive north facing outdoor entertaining / dining option. The kitchen has been renovated with granite benchtops, induction cooktop, dishwasher and ample bench space which also offers a generous breakfast bar. Overlooking the living, dining and outdoor entertainment area, this vantage point will be appreciated by the most experienced cooks - allowing observation of children or guests while preparing culinary delights. Separated from the living areas, all three bedrooms are of good size, have large windows and two offer sizeable built in robes. The main bathroom has been updated to provide a contrasting aesthetics and includes a free-standing vanity, bath and standalone shower. The separate toilet adds a convenience sure to be appreciated by families and couples during those busy mornings before school and/or work. Year-round climate control is ensured by ducted reverse cycle heating and cooling, a heat pump hot water system supplies the home with steamy showers, motion detected alarm system enhances security and a 6KW solar system keeps the ever-rising electricity costs under control. A double carport keeps your vehicles undercover and a garden shed keeps your gardening tools or any camping gear stored neatly out of sight. The enormous block of land leads a new owner to endless possibilities with a relatively blank canvas to create something truly spectacular and with new fencing surrounding, pets and children can play securely. Located within close proximity to Charnwood Primary and Preschool you are awarded convenient morning drop offs and afternoon pickups should you desire. The well-serviced Charnwood Shopping Precinct is a mere 1500m away, offering an abundance of dining options, Woolworths, post office, chemist, barber and more. A rare opportunity to secure so much property for a comparably achievable price, do not miss your chance to make this home your own. Enquire now to register your interest and attend our next advertised open home to view, scheduled for auction but this property can be sold prior.

**FEATURES:**

- Newly repainted throughout
- Ducted reverse cycle heating and cooling
- Previously renovated kitchen with dishwasher, induction cooktop & granite benchtops
- 6.6KW Solar system providing healthy rebate on electricity bills
- Heat pump hot water
- Motion sensor alarm system
- Floorboards throughout
- Newly fenced front & back yard
- North facing outdoor entertaining area with pergola extending from the living room
- Double carport
- Extra-large 989m<sup>2</sup> parcel of land with dual street access
- Landscaping providing a blank canvas ready for new owners
- Excellent location close to schooling options and local shops

UCV: \$440,000  
Block Size: 989m<sup>2</sup>  
House Size: 98m<sup>2</sup> (approx.)  
Year of Construction: 1973  
EER: 0.5  
Outgoings: General Rates: \$650 p/qtr (approx.)  
Land Tax (if rented out): \$1,022 p/qtr (approx.)

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