

70 Cocoparra Crescent, Crace, ACT 2911

LUTON

House For Sale

Saturday, 27 April 2024

70 Cocoparra Crescent, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 371 m2

Type: House



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Awaiting Price Guide

This is the home you have been waiting for. Welcome to 70 Cocoparra Crescent in Crace, a spacious, well designed, three-bedroom, two-bathroom residence complete with a secure double lock up garage, outdoor entertaining area, and so much more. Nestled in the highly sought-after suburb of Crace, this home is conveniently located close to schools, shops, and parks offering unparalleled convenience for your daily needs. Attractive for families, upsizers and downsizers alike, and savvy investors, the floorplan of this residence is undeniably superb. Located at the front of the property, is the light and well sized Master bedroom, complete with walk-in robe and private ensuite, providing you with a private sanctuary to unwind. The light filled and spacious open plan kitchen and dining area is arguably the heart of the home. The kitchen features a four-burner gas cooktop, electric oven, dishwasher and ample bench space to master chef mouth-watering meals for friends and family. This dining area opens out to the pagola and back garden, ideal for entertaining or simply unwinding after a busy day. From the living area, follow the hallway where two well sized bedrooms complete with built in wardrobes, and the modern second bathroom are found. A generously sized laundry with direct access to the back yard makes it easy to enjoy the garden and the warm sunshine. The double car garage with internal access, makes parking a breeze and adds an extra layer of security to your home. This is your chance to secure a home that ticks all the boxes – from the spacious layout to the convenient location. Contact me now for more information. I can't wait to show you through. Property Features: Construction: 2014 EER: 4.5 Stars Rates: \$718/Quarter approx. Rental Appraisal: \$630 - \$680 /Week Block: 371m² approx. Living size: 105m² approx. Garage: 36m² approx. Total: 141m² approx. UV: \$ 417,000 (2023) Features:- Reverse cycle heating and cooling- Gas cooktop with range hood- Electric Oven- Dishwasher- Hot water system instantaneous gas hot water- Outdoor entertaining area- Master bedroom with ensuite and walk in robe- Carpet in bedrooms- Secure double lock up garage- 4.5 star EER- Pagola- Easy to maintain garden- Parkland opposite the home- Solar 2.6kW system- NBN connected with FTTP- Close to schools, light rail, parks and shops