

21A Cooney Court, Charnwood, ACT 2615

Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

STONE

21A Cooney Court, Charnwood, ACT 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 222 m2

Type:

Duplex/Semi-detached



Kris Hellier

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By Negotiation

Nestled within the tree-lined streets of Charnwood, this charming five-bedroom, three-bathroom home is a sanctuary crafted with families in mind. Its spacious layout and contemporary design offer the ideal backdrop for creating cherished memories and fostering togetherness. Step through the front door into a world of modern elegance, where the sprawling backyard beckons, providing a safe haven for children to play while parents relax. The heart of the home lies in its meticulously designed kitchen, boasting high-end appliances and sleek finishes that elevate everyday living to a new level of luxury. As sunlight streams through the windows, the open-plan family area becomes a natural gathering spot, effortlessly accommodating family dinners, game nights, and moments of shared laughter. For quieter moments, the separate lounge room or dining room offers a cosy retreat, perfect for unwinding with a book or enjoying a movie together. Each bedroom is thoughtfully appointed with built-in robes, providing ample storage and comfort for every member of the family. The master suite features a spacious wall-to-wall robe and a generously sized ensuite, ensuring parents can retreat and recharge in style. Convenience is key, with a separate powder room downstairs for guests, adding an extra touch of functionality to this already impeccable home. One of the standout features of this property is its versatility. The back half of the home can be transformed into a self-contained flat, complete with its own entrance, kitchen, and living area. This provides an excellent opportunity for multigenerational living, rental income, or a private space for guests. This adaptable layout ensures that the home can evolve with your family's changing needs, offering endless possibilities for comfort and convenience.

Residence: 203.1sqm
Garage: 19.73sqm
Total: 222.83sqm

- Functional dual level design with three separate living areas
- Low maintenance gardens with secure yard, perfect for pets and children
- Spacious kitchen with 5-burner gas cooktop, quality appliances, stone benchtops and large pantry
- Five large bedrooms, all with built-in robes
- Master bedroom with mirrored wall-to-wall robe, and spacious ensuite
- Stunning bathrooms with floor to ceiling tiles, and sleek modern finishes
- Main bathroom with full sized bathtub and oversized shower
- Separate powder room downstairs
- Separate laundry
- Plenty of storage throughout the home
- Ducted reverse cycle heating and cooling
- Single garage with remote access roller door and internal access plus a second car space
- Stunning location on a quiet cul-de-sac with easy access to Woolworths Charnwood, Fraser Primary School, public transport options, and Belconnen Town Centre

Rates: \$2,156.86 per annum (approx.)
Land tax: \$3,049.00 per annum (approx.)

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