

1 Coglin Place, Kambah, ACT, 2902



House For Sale

Friday, 9 August 2024

1 Coglin Place, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Beautifully maintained by original owners

Behind the farmhouse style facade with a bullnose veranda and mature trees, is a property that has been lovingly maintained and updated by the original owners of 49 years. 1 Coglein Place sits proud on a large corner block in a family friendly cul-de-sac and is ready for the next generation of owner to move in and enjoy.

Separate living areas include a lounge room, family room and a dining room with bay window adjacent to the kitchen. Whilst there is ducted gas heating throughout the house, there is also a reverse cycle split system air-conditioning unit in the lounge room.

The family room provides direct access to the paved outdoor entertaining area that is covered by a pergola. This is perfect for summer barbeques while watching the kids play in the expansive, flat backyard.

The centrally located kitchen with views to the backyard boasts a pyrolytic Bosch oven, dishwasher and induction cooktop less than 12 months old. There is a Bosch continuous flow gas hot water system with control panels in the kitchen and bathroom.

The bathroom has been fully renovated and now features under tile heating, floor to ceiling tiles and tasteful fixtures.

Wonderful established gardens are a delight and include veggie patches, natives, a garden shed and a bonus workshop, studio or home office to the side of the double carport.

Features:

- Renovated & updated over the years
- Downlights in living areas
- Honeycomb blinds in dining room & bay window
- Carpet in bedrooms & lounge room
- Master bedroom two built-in robes and ceiling fan
- Built-in robes in all 3 bedrooms
- Huge pergola covered paved area
- Colorbond fencing
- Raised veggie beds
- Tandem double carport
- Extra workshop/studio/home office
- Roof structure - timber truss construction with corrugated metal covering
- 8 solar panels
- Water tank & separate garden shed

Facts & Figures:

- Residence Living size - 136 m²
- Carport/Shed - 47 m²
- Block size - 970 m²
- Land Value - \$510,000
- Rates - \$2889 per annum
- Land Tax - \$4240 per annum
- EER - 0.5 stars

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