

# 3 Cooling Place, Florey, ACT, 2615

## House For Sale

Thursday, 12 September 2024

3 Cooling Place, Florey, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mark Larmer

## Single level living in quiet cul-de-sac location

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Wednesday 2nd October 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Nestled in a quiet cul-de-sac, off a loop street, this beautifully presented single-level, free-standing home with a generous, fully fenced rear yard, offers a tranquil retreat in a suburb adjoining Lake Ginninderra where you will have no excuse to not engage in a regular exercise regime to stay fit and healthy.

The layout features separated living areas that also separate the 3 bedrooms from the rest of the living spaces. As an extension of your living options there is a huge, pergola covered rear entertaining area running the full length of the home and this overlooks your fully enclosed rear yard.

Unlike other options around this price bracket, this property is separate titled, offering you no on-going strata levies so you can enjoy the freedom of home ownership without the added expenses and a generous yard to accommodate kids and pets alike.

Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

### Features overview:

Located in a quiet cul-de-sac street off a loop street

Free-standing, separate title house

Fully single level floorplan

Two separate living areas

Ducted gas heating

Ducted evaporative cooling

Vacant possession on offer (no waiting for owners or tenants to relocate)

Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing

Offers prior to auction (above the published guide price and accompanied with a Section 17) are welcomed

### The Numbers (approx):

Living area: 111m<sup>2</sup>

Garage: 50m<sup>2</sup>

Pergola covered entertaining area: 70m<sup>2</sup>

Block size: 726m<sup>2</sup>

Age: 38 years (completed 1986)

General rates: \$3,116 p.a.

Water rates: \$740 p.a.

Land tax (investors only): \$5,279 p.a.

Conservative rental estimate (unfurnished): \$620/per wk

EER (Energy Efficiency Rating): 4.5 stars with potential for 6 stars

Inside:

L shaped formal living and dining room at front of home  
Family room off the kitchen with sliding door access to rear yard  
Kitchen has electric cooktop and oven unit, dual sink, ample bench and cupboard space and looks out to the rear yard  
Separate laundry room with corner tub and direct access to the yard  
Bathroom has separate bath and shower, new vanity, heat lamps and external ventilation  
Toilet is in its own room next door to bathroom  
Built in robes in 2 of the 3 bedrooms  
Plenty of natural light throughout thanks to the full-length windows  
Linen closet in the hallway for additional storage  
NBN internet connectivity (FTTN)  
Gas bayonet in the meals area (for gas wall heater)  
Ceiling fans with lights

**Outside:**

Fully enclosed rear yard with patch of lawn (pet friendly)  
Oversized double garage with rear roller door to access rear yard  
Extra parking off the road for 7-8 vehicles including room for boat, caravan or trailer  
Colourbond fencing on 2 sides, timber fencing at rear  
Store shed and clothesline  
Electric hot water system  
Large, pergola-covered entertaining area

**Construction info:**

Concrete slab  
Brick veneer external walls with R2.0 insulation  
Timber truss roof framing with R4.0 insulation  
Concrete roof tiles  
Aluminium window frames with single glazed windows

**To help buyers, we offer the following as part of our Friendly Auction System:**

Written buyer price guide updated as the campaign progresses  
A digital brochure with everything you need to consider a purchase (request via email)  
We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive you're cooling off if you want to submit a pre-auction offer  
Free valuations on any properties you own to help establish your correct equity base or assist with finance approval  
Meeting with the auctioneer to discuss the process and establish your bidding tactics  
Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates  
5% deposit on exchange pre-approved