

**7 Cooba Place, Rivett, ACT, 2611**

**CARTER + CO**

**House For Sale**

Friday, 27 September 2024

7 Cooba Place, Rivett, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Entertain with Grace at 7 Cooba Place

### The Features You Want To Know.

- + Stunning Updated 4 Bedroom Home with Separate Entertaining Area and In-Ground Pool
- + Kitchen with island bench, large pantry, plumbed fridge space, and 5 burner freestanding gas oven and cooktop
- + Two separate living areas
- + Master Bedroom with walk-in robe and Ensuite with couples shower
- + Two bedrooms with built-in robes
- + Original bathroom with separate bathtub
- + Quality Roman blinds throughout
- + Brand new flooring
- + Freshly painted throughout
- + Ducted gas heating and evaporative cooling
- + Separate Laundry with External access through the entertaining area
- + 9m Solar-heated, saltwater swimming pool
- + Established fruit trees and a large veggie patch
- + Freshly landscaped
- + Covered entertaining deck
- + Covered front porch
- + Entertaining Sun Room perfect set up for a man cave
- + Double carport with integrated lockable shed and additional parking
- + Large 1043 m<sup>2</sup> with 2 zones, one for the swimming pool and entertaining, the other separated by fencing, perfect for a safe space for kids to play or pets to run
- + Quiet family-orientated place with a short distance to public transport stop

### The Location.

- + 4 Minutes to Chapman Primary School
- + 4 Minutes to Weston Creek Labor Club
- + 5 Minutes to Cooleman Court
- + 5 Minutes to St. John Vianney's Primary School
- + 17 Minutes to Canberra Centre

### Why You Want To Live Here.

This stunning, newly updated four-bedroom family home offers the perfect combination of modern living and outdoor entertaining. With fresh paint, brand-new flooring, and a spacious layout, this home is move-in ready. Set on a generous 1043 m<sup>2</sup> block, it provides ample space for a growing family, complete with a heated in-ground swimming pool and separate zones for outdoor fun and relaxation.

The heart of the home is the modern kitchen, featuring a large island bench, a spacious pantry, plumbed fridge space, and a 5-burner freestanding gas oven and cooktop. Two separate living areas offer flexibility for family life, whether it's a quiet night in or a space to entertain guests. The master bedroom includes a walk-in robe and ensuite, while the remaining three bedrooms feature built-in robes, providing plenty of storage.

Outside, the beautifully landscaped backyard is divided into two distinct zones. One area is dedicated to the entertaining space, with a covered deck overlooking the heated 9-meter pool, while the other is a fully fenced section ideal for children or pets. The garden also includes established fruit trees and a large veggie patch, making the outdoor space both

functional and beautiful.

This home offers a perfect blend of style, comfort, and practicality. With ducted gas heating, evaporative cooling, and a double carport, it's designed to cater to every need, providing a fantastic environment for family living both indoors and out.

The stats you need to know!

- + Block: 10
- + Section: 36
- + EER: 2.5 stars
- + Internal Living: 154 m<sup>2</sup> (approx.)
- + Garage: 47 m<sup>2</sup> (approx.)
- + Land Size: 1043 m<sup>2</sup> (approx.)
- + Rates: \$3,249 per annum (approx.)
- + Land Tax: \$5,564 per annum (approx.) \*only payable if rented
- + Heating and cooling: Ducted gas heating and evaporative cooling
- + Rental Appraisal: \$760 - \$790 Per Week