



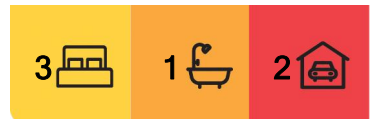
## Charnwood, 2 Cooney Court

Family Bliss and Endless Adventures Awaits

Welcome to 2 Cooney Court, Charnwood - where spacious living meets family-friendly charm. Nestled on a generous 887m2 block, this inviting residence promises a lifestyle of comfort and convenience for you and your loved ones.

Step into a world of limitless possibilities with a backyard that's more than just space - it's a playground for endless adventures. Watch your children's imaginations come to life as they explore and play in their own private oasis, complete with room to run, laugh, and create cherished memories.

Inside, discover a haven of relaxation and functionality. This thoughtfully designed home boasts ample living areas, three good-sized bedrooms, and a layout that effortlessly blends style with practicality. With room to grow and space to thrive, every corner of 2 Cooney Court exudes warmth and comfort.



**For Sale**  
\$659,000+

**View**  
[ljhooker.com.au/1HAPF9U](http://ljhooker.com.au/1HAPF9U)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

EER ★★☆☆☆☆

**LJ Hooker Kippax**  
(02) 6255 3888

Located in the heart of Charnwood, convenience is at your doorstep. Embrace the ease of access to local amenities, including shops, parks, and essential services, ensuring that every errand and outing is just moments away.

Don't just find a house - discover a home where laughter echoes through the halls and every day is filled with joy. Welcome to 2 Cooney Court, where the spacious land size isn't just an asset - it's a playground waiting to be explored.

Features include:

- Solar Panels
- Three generous bedrooms
- Timber flooring in main living area
- Two living spaces
- Ducted heating
- Split system cooling
- 10 Minute drive to Westfield Belconnen
- 5 Minute drive to local Charnwood shops
- Double carport

Rates: \$2,599 pa approx

Land Tax: \$4,090 pa approx

EER: 2.0

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## More About this Property

<b>Property ID</b>	1HAPF9U
<b>Property Type</b>	House
<b>House Size</b>	115 m <sup>2</sup>
<b>Land Area</b>	887 m <sup>2</sup>
<b>EER</b>	2

**James Elbas 0423 715 124**

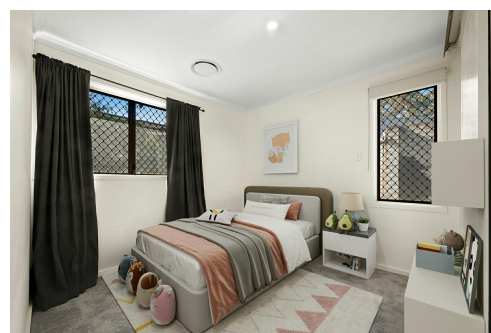
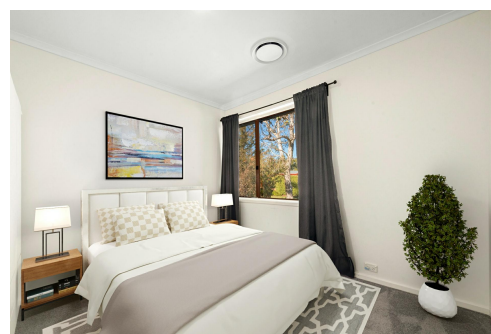
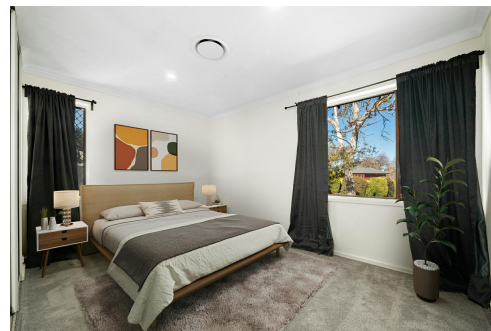
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Cooney Court, Charnwood

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