



Crace, 40 Cocoparra Crescent

Peaceful Living At The Top Of The Hill

Perched in the heights of Crace and fronting nature reserve, 40 Cocoparra Crescent provides a valuable and rare opportunity for discerning buyers. On offer for the first time since construction is a split level 4 bedroom, 2 bathroom residence with plenty of space available.

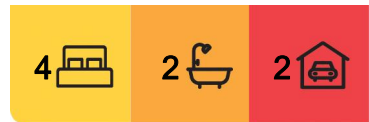
Spanning a land parcel of 453m² and comprising of 174m² of living space, this property is sure to impress. Stepping inside, you are immediately greeted with a large lounge room with direct views to the nature reserve just over the road. A rarity in suburban Canberra.

Down the entry hall, you are immediately greeted with an open plan living and dining space perfect for entertaining your nearest and dearest, with the kitchen forming the heart of the home with a 5-burner gas stove and oversized oven, and a large walk in pantry.

Adjacent to the open plan living and dining is a large rumpus room with double sliding



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.



For Sale
Please Call

View
ljhooker.com.au/J4ZH5W

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EER ★★★★★

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doors that could serve as a 5th bedroom, media room or home office, or just simply space for the little ones to play at will.

With one bedroom positioned just behind the living and dining space with immediate deck access, and the remaining bedrooms grouped together toward the rear of the property, providing privacy and peace and quiet for all residents. The master has a large walk in closet and well-appointed ensuite. The main bathroom is equipped with a jet spa and quality fixtures provided.

The outdoor entertaining space has been catered for with a commanding split level deck with views over the rooftops of the neighbourhood. The backyard has been freshly turfed for the new owners, and a shed to the rear of the home for garden storage next to the retracting clothesline. What's more, there is a welcoming outdoor spa for sunny Sunday afternoons with bamboo privacy screening installed. Outdoor adventures await with reserve land just across the road with walking trails and plenty of parklands and walkways in the suburb.

Climate control is provided by ducted gas heating and ducted evaporative cooling for the warmer and cooler months respectively. Double glazing throughout the property only improves the energy efficiency and noise suppression.

Crace Central is a 4 minute drive from your front door, with Supabarn and a selection of cafes and restaurants providing all the amenity you need. For the bigger shopping trips, Gunghalin marketplace is a short 8 minute drive, and Belconnen Westfield for the intrepid travellers is only 16 minutes away. Private inspections are available at short notice. To arrange a private viewing, please contact Charles Martin on 0414 544 796

Features

- Master bedroom with ensuite, walk in robe and access to deck
- Three bedrooms with mirrored built in robes
- Main bathroom with spa bath
- Large rumpus
- Open plan living and dining
- Spacious kitchen with island bench, walk in pantry and quality stainless appliances
- Double glazing throughout
- Fresh paint and landscaping
- Low maintenance garden
- Large covered entertaining deck
- External 4 person spa

UV: \$594,000 (2024)

Rates: \$3,703 p.a. (approx)

Land Tax (if applicable): \$7,177 p.a. (approx.)

EER: 5.0



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More About this Property

Property ID	J4ZH5W
Property Type	House
House Size	175 m2
Land Area	454 m2
EER	5
Including	Air Conditioning Ducted Heating Spa Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

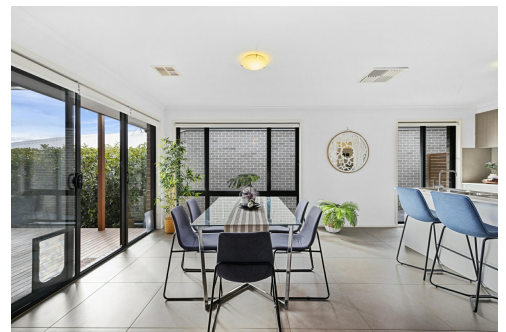
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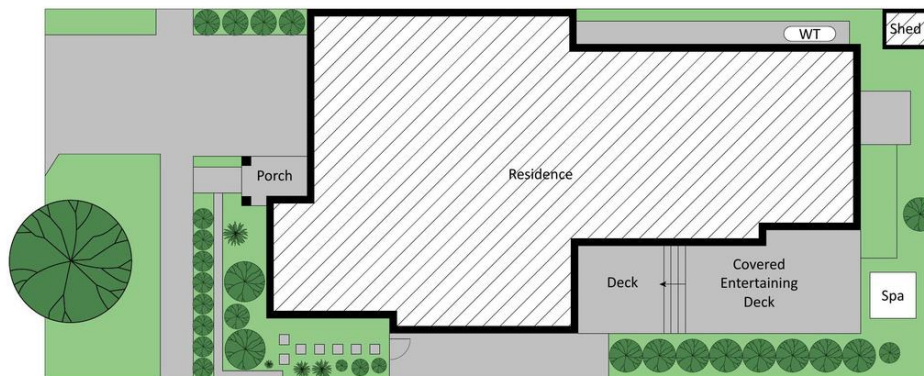
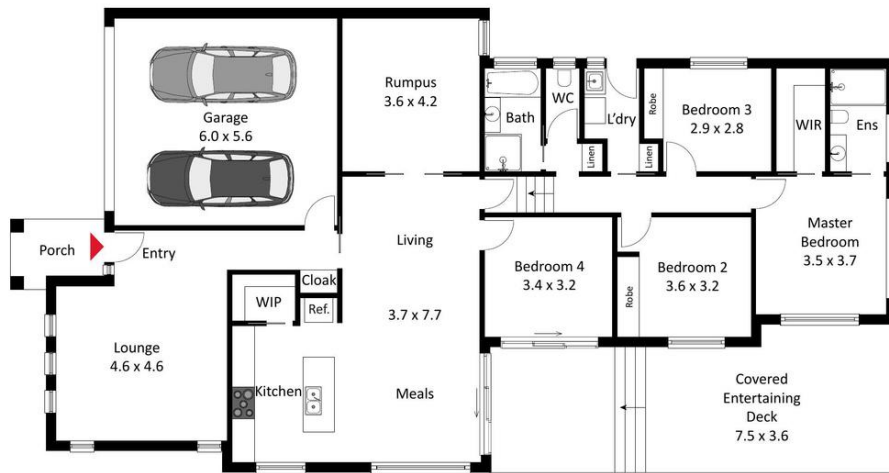
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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