

LJ Hooker



LJ Hooker



LJ Hooker

71 Coaldrake Avenue, Denman Prospect

The Designers Choice

This comfortable two-storey home of affordable extravagance was built to provide comfort for all family members. The home has a great floorplan, high ceilings and spacious rooms so there will be a variety of areas to retreat for privacy or other areas designed for great gatherings. The rumpus/family room is especially cosy with a fireplace providing both warmth and charm.

The home comprises 4 large bedrooms with 3 of them having ensuites, a massive kitchen, family room that extends out to a fantastic covered entertainment deck and a garden with exceptional fruit trees and plants delivering natural sweet aromas during the warmer months.

Sited only a short stroll from the local Evelyn Scott School, natural reserves and local transport this is an ideal family home, a beautiful way to live and the surrounding homes put this house in the winner's circle. Be good to yourself and come and inspect today! We would love to see you at our open home or indulge in a private tour!

Features to consider:

- Excellent location - walk to school, bus stop and natural reserves
- Two-storey spacious home
- 4 bedrooms, 3 with ensuites

4 5 2

FOR SALE
\$1,500,000

AGENTS

Robert Murphy
0414 734 185
rmurphy@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.

LJ Hooker

- Ducted reverse cycle air conditioning
- Gas fan forced fireplace
- Double auto door garage
- Landscaped 600sqm garden
- Large, covered entertainment area
- Excellent views
- Quality kitchen with walk in pantry
- Large open foyer and formal lounge room
- Stone retaining walls
- Imported tile flooring
- Gas cooktop in kitchen

- Land Size: 600sqm
- Total House: 295sqm
- Lower Floor: 137sqm
- Upper Floor: 85sqm
- Alfresco: 23sqm
- Garage: 41sqm
- Balcony: 6sqm
- Covered Porch: 4sqm
- Rates: \$3,993 p.a.
- Land Tax: \$7,896 p.a. (investors only)
- Unimproved Land Value: \$760,000

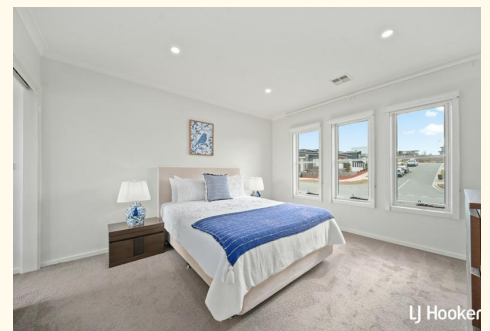
Disclaimer:
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP0FGF8H
Property Type	House
House Size	240 m2
Land Area	600 m2
EER	4
Including	Ducted Cooling Ducted Heating Alarm Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Fire Place

Robert Murphy 0414 734 185
Sales Agent | rmurphy@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





71 Coaldrake Avenue, Denman Prospect

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.