







Kambah, 1 Coglin Place

Beautifully maintained by original owners

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For Sale
$795,000+

View
ljhooker.com.au/CA0HQH

Contact
Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au
Andrew Curren
0424 288 717
Andrew.curren@ljhooker.com.au

Behind the farmhouse style facade with a bullnose veranda and mature trees, is a property that has been lovingly maintained and updated by the original owners of 49 years. 1 Coglin Place sits proud on a large corner block in a family friendly cul-de-sac and is ready for the next generation of owner to move in and enjoy.

Separate living areas include a lounge room, family room and a dining room with bay window adjacent to the kitchen. Whilst there is ducted gas heating throughout the house, there is also a reverse cycle split system air-conditioning unit in the lounge room.
The family room provides direct access to the paved outdoor entertaining area that is covered by a pergola. This is perfect for summer barbeques while watching the kids play in the expansive, flat backyard.

The centrally located kitchen with views to the backyard boasts a pyrolytic Bosch oven, dishwasher and induction cooktop less than 12 months old. There is a Bosch continuous

EER ★☆☆☆☆☆

LJ Hooker Tuggeranong
(02) 6189 0100

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flow gas hot water system with control panels in the kitchen and bathroom.
The bathroom has been fully renovated and now features under tile heating, floor to ceiling tiles and tasteful fixtures.

Wonderful established gardens are a delight and include veggie patches, natives, a garden shed and a bonus workshop, studio or home office to the side of the double carport.

Features:
•Renovated & updated over the years
•Downlights in living areas
•Honeycomb blinds in dining room & bay window
•Carpet in bedrooms & loungeroom
•Master bedroom two built-in robes and ceiling fan
•Built-in robes in all 3 bedrooms
•Huge pergola covered paved area
•Colorbond fencing
•Raised veggie beds
•Tandem double carport
•Extra workshop/studio/home office
•Roof structure - timber truss construction with corrugated metal covering
•8 solar panels
•Water tank & separate garden shed

Facts & Figures:
•Residence Living size - 136 m2
•Carport/Shed - 47 m2
•Block size - 970 m2
•Land Value - $510,000
•Rates - $2889 per annum
•Land Tax - $4240 per annum
•EER - 0.5 stars

Disclaimer:
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More About this Property

Property ID	CA0HQH
Property Type	House
House Size	136 m²
Land Area	969 m²
EER	0.5

Sally McCallum 0410 835 087
Sales Consultant | sally.mccallum@ljhooker.com.au
Andrew Curren 0424 288 717
Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100
Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au



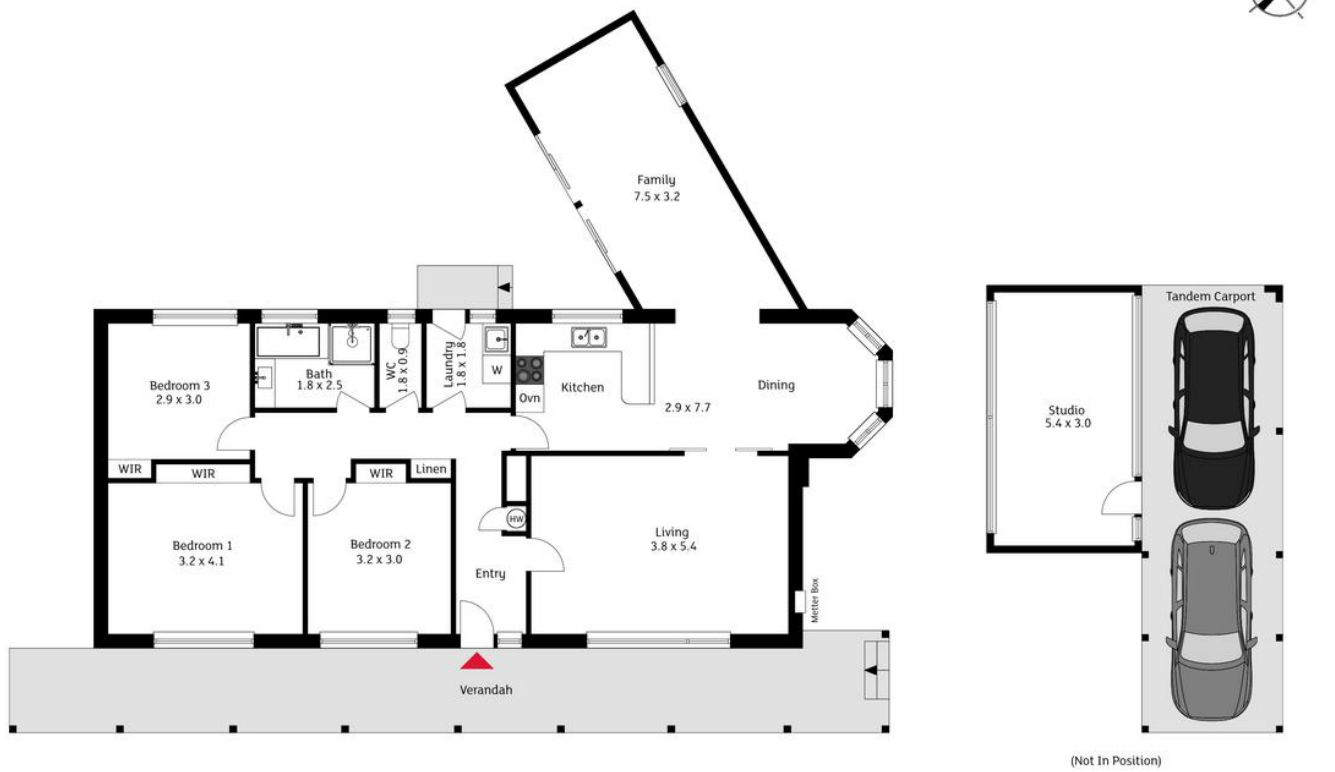








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1 Coglin Place, Kambah

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