

**12/11 Castan Street, Coombs, ACT 2611**

LUTON

**Townhouse For Sale**

Thursday, 14 March 2024

12/11 Castan Street, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 171 m2**

**Type: Townhouse**



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**\$799,000+**

Nestled in the Kardia complex, this contemporary four-bedroom townhouse is a great opportunity for families and investors alike. Positioned at the heart of Coombs, it provides seamless access to all the wonders of Molonglo. Freshly painted throughout, the home boasts a north-facing orientation to the rear, ensuring ample natural light throughout. The floor plan is thoughtfully designed for flexibility and ease, featuring a neutral-toned kitchen and open-plan dining and living area that extend out onto the rear courtyard and easy-care garden. Additionally, the lower level hosts a convenient laundry, a guest bedroom or second living space, and a third bathroom. Upstairs discover the generous main bedroom, complete with a walk-through wardrobe and ensuite. The two additional bedrooms are serviced by a central bathroom, complete with a bathtub, and each with built-in wardrobes. The home is also equipped with three reverse-cycle split system air conditioners, ceiling fans to all upstairs bedrooms, and timber laminate flooring. Whether you're looking to move in straight away or expand your rental portfolio, 12/11 Castan Street presents a no-fuss opportunity with quick access to arterial roads and surrounding green spaces such as Ruth Park and Mt Stromlo. Key Features:- Main bedroom with walk-through robe and ensuite- Fourth bedroom downstairs with private bathroom- North-facing rear courtyard- AEG Appliances- Timber laminate flooring- Three reverse cycle split system air conditioners- Ceiling fans in all upstairs bedrooms- Bathtub in main bathroom- Double garage- Walking distance to Coombs Shopping Centre- 5min drive to Stromlo Leisure Centre- 7min drive to Coleman Court- Rental appraisal of \$720-\$780 per week EER: 6 Living Size: 134m<sup>2</sup> (approx.) Garage: 37m<sup>2</sup> (approx.) Rates: \$570 p.q (approx.) Body Corporate Fees: \$491.31 p.q (approx.)