

# 12C Harold White Avenue, Coombs, ACT 2611

## Townhouse For Sale

Wednesday, 28 February 2024

**independent**  
PROPERTY GROUP

12C Harold White Avenue, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 193 m2**

**Type: Townhouse**



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## Offers Over \$785,000

Welcome to 12C Harold White Ave, a stunning 193m<sup>2</sup> under roofline residence with a warm and welcoming atmosphere as soon as you enter through the front gate. Filled with excellent features and positioned in the popular suburb of Coombs, the hunt for the perfect townhouse stops now. One of the standout spaces of the townhouse is abundance of outdoor entertaining space. The large 48m<sup>2</sup> courtyard is the perfect place to set up the BBQ, entertain guests or let the pets roam around. Upstairs you also have access to the 14m<sup>2</sup> balcony, where you can soak up the stunning views of Telstra Tower and the National Arboretum. Any home cook will be delighted by the kitchen area featuring a 20mm stone wrap around bench with double bowl sink and induction cooking. Additional features include an externally ducted rangehood, Ariston appliances, feature splashback and timber look overhead joinery. The North facing living and dining area is bathed in natural light from the expansive floor to ceiling sliding doors encompassing the entire space. From here you have direct courtyard access. Upstairs, the main bedroom serves as the perfect parents retreat with a walk-in wardrobe and a luxurious ensuite including full height tiling, a wall mounted vanity and a large window providing natural light and ventilation. Bedrooms 2 and 3 are a good size with mirrored built-in robes and large floor to ceiling windows. Another unique feature of the home is the multipurpose room with a skylight which can be used as a study, extra storage or a nursery. The upstairs family room is open to your imagination and could be used as a teenage retreat, excellent playroom, or work from home option. You'll also find the main bathroom on the upper level with the same great features as the ensuite. With its convenient location, just moments away are the beautiful park lands and ponds Coombs has to offer, as well as an array of quality schools and amenities. These include Charles Weston School, Club Lime Gym and Coleman Court Shopping Centre. The Stromlo Forest Park walking and biking trails along with the numerous picnic spots along the Cotter are a perfect getaway for the weekends. Despite being only a stone's throw away from these exceptional nature strips, Coombs' central location ensures you only have a short drive to either the City, Belconnen or Woden. Features:- 126m<sup>2</sup> of internal living- 48m<sup>2</sup> courtyard plus 14m<sup>2</sup> balcony with stunning views- 39m<sup>2</sup> double car garage with internal access- Double glazed throughout- Stone bench space with timber joinery and black tapware in kitchen- Induction cooktop- Upstairs multipurpose room with built in joinery - Large upstairs family room - Main bedroom with walk in robe and ensuite- Full height tiling and black hardware in bathrooms- Bedrooms 2 and 3 with mirrored built in robes- Zoned ducted heating and cooling- 2 minutes to Coombs Shops- 350m to Coombs Oval and ponds Figures: Strata Levies: \$3,000 p.a approx Rates: \$2,300 p.a approx Land Tax (investors only): \$2,800 p.a approx Built: 2021