

13/60 Paul Coe Crescent, Ngunnawal, ACT 2913



Sold Townhouse

Monday, 14 August 2023

13/60 Paul Coe Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 140 m2

Type: Townhouse



Jeff Shortland
0417483627

\$640,000

13/60 Paul Coe Cr, Ngunnawal is an absolute gem of a property. Even the building report describes the home as 'above average'! Fully renovated throughout, this awesome two-storey townhouse that's virtually brand new and ready for you to move in. Offering three bedrooms, formal living, separate family room, covered outdoor entertaining area and a fully enclosed courtyard garden at the rear. This is where low maintenance living meets style and comfort. The three bedrooms are located on the upper level and come complete with new floating timber flooring and built-in robes. For year-round comfort, split system reverse cycle air-conditioning is also included. The main bathroom is luxurious with contemporary fittings, modular bath and floor-to-ceiling tiles. You will adore the kitchen; featuring stone bench tops, electric cooktop & oven, dishwasher, plenty of cupboard space and high end fittings. A formal living, separate family room are also included with ducted reverse cycle air conditioning. There is also a covered pergola that would be perfect for alfresco dining while you enjoy your private zen garden. Situated within 500m of Platypus Shops and public transport. Gungahlin CBD and Light Rail are approximately 2.5km away. Currently tenanted until September 2024 @ \$630 per week. Very reliable tenant. In brief: Beautifully presented Renovated two-storey townhouse Three bedrooms Formal living Separate family room Contemporary kitchen Electric cook & oven Dishwasher Stone bench tops Quality fittings Stunning bathroom with floor-to-ceiling tiles Contemporary bath & quality fittings Covered pergola Courtyard garden North to the rear Floating timber flooring Downstairs powder room 500m to local shops and public transport 2.5km to Gungahlin CBD & Light Rail Construction circa 98/99 117sq/m under roof Strata tbc Rates approximately \$1600pa EER 5.5