

13 Bedbrook Street, Coombs, ACT 2611



House For Sale

Thursday, 11 January 2024

13 Bedbrook Street, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
0261821802



Taylor Minchin
0400280894

\$1,349,000+

What you see: A clever design, modern interiors and some of the best outdoor space we have seen in the area. What we see: An ideal family home. See more: Formal/second living room positioned at the front of the home Large north facing main living and dining Modern kitchen with gas cooking, integrated dishwasher and butlers pantry Stone benchtops and soft close cabinetry throughout Built in study nook Ample storage throughout Modern bathroom with floor to ceiling tiles, separate bath, shower and separate toilet Bedrooms 2,3 & 4 all with built in robes Master suite with large walk in wardrobe and modern ensuite, with a double vanity and floor to ceiling tiles Integrated indoor/outdoor entertaining with covered alfresco Outdoor entertaining deck Established gardens, fruit trees, and vegetable patch Garden shed Irrigation system 4000L rain water tank (connected to toilets and irrigation) 5.88 kW solar system and 6.5 kWh integrated battery system Solar hot water system Ducted reverse cycle heating and cooling Quality build by Lifestyle Homes 6 minute drive to Coleman Court 7 minute drive to Stromlo Leisure Centre 8 minute ride to Stromlo mountain bike park 10 minute drive to Mount Stromlo High School 12 minute drive to Woden town centre 12 minute drive to Alfred Deakin High School 13 minute drive to Canberra CBD Total Living: 187m² Garage: 40m² Alfresco: 18m² Block: 551m² EER: 5.0 Rates: \$3,360 pa Land tax: \$5,802 p.a (only applicable if rented) Rental Appraisal: \$800.00 - \$850.00 p.w Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.