

15 Stan Davey Rise, Coombs, ACT 2611



Sold House

Friday, 29 September 2023

15 Stan Davey Rise, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



Jonathan Irwin

\$1,270,000

Price Guide: \$1,200,000+ This feature packed home is the ideal package for growing families - a family friendly floor plan, downstairs guest bedroom with its own bathroom, a child/pet friendly backyard and an elevated position in the heart of the Molonglo Valley.

THE HOME The home is a case study in family friendly living, maximising natural light, optimisation of the chosen site and capturing views over Holden's Pond and the Molonglo River beyond. Two distinct living areas offer a space for every occasion. There is a separate formal living area to the front of the home and the open plan family/meals room positioned adjacent to the kitchen & covered alfresco area at the rear. A chef's dream, the kitchen has a thoughtful layout and is beautifully finished with stone bench tops, highlight window, quality appliances and a butlers pantry. Having a view out to the backyard means the kids are never out of sight. The master suite is private, spacious and benefits from a large walk-through robe, a dream ensuite with twin sinks and a covered balcony to take in the views. If you have a multi-generation family or have regular visitors, you'll love the fourth bedroom set away from the other bedrooms downstairs complete with its own bathroom. It's also an ideal work from home space. Outside there's not a thing to do. The landscaping has been professionally finished with enduring quality and there's loads of space in the backyard for a game of soccer and the trampoline plus the possibility of a pool (subject to government approval). The inviting outdoor entertainment area is the perfect extension to the home's living space.

FROM THE OWNERS We chose the house for its beautiful natural light, good size bedrooms, the third bathroom and the extra large master suite. We've loved the kitchen with the Smeg appliances and butlers pantry and the nice flow into the laundry. It's easy to keep an eye on the kids playing in the backyard and the large driveway area has been very handy. We love how central it is to all areas of Canberra. There is great access to walking and cycling pathways. It's only 10 minutes to lovely picnic areas at Urriara Reserve. The local pizza shop and 80/20 Cafe are our local favourites.

THE LOCATION Set in an elevated position with an ideal north east orientation and just a 200m stroll down the footpath to the shores of Holden's Pond and the \$7m Coombs adventure playground, the location ticks all the boxes for families. Coombs residents enjoy easy access to the Molonglo River Corridor Reserve, the ideal place to get outside and explore. Families will note the Charles Weston Primary School and the planned Stromlo Forest Anglican College (2026) are both within 1km. Coombs offers easy access to the best of Canberra. The National Arboretum is essentially next door, Parliament House and Civic Centre are a short 10 and 13km drive.

SUMMARY Separate living areas - formal living & open plan meals/family
Central kitchen with island bench, gas cooktop, convection microwave & butlers pantry
Master bedroom with spacious walk-in robe, sleek ensuite & covered balcony
Large family bathroom
Ground floor 4th bedroom with adjacent 3rd bathroom
Generous set-back from street
Spacious & level backyard with quality stone retaining walls
Potential for swimming pool - subject to government approval
Ducted reverse cycle air conditioning
Plantation shutters (2021)
Solar panels - 10kw with smart meter (2022)
2 garden sheds
Insulated dog kennel
Water tank
Double garage with power door
200m to Coombs adventure playground
1km to Primary School & planned Stromlo Anglican College (ELC to Yr 12)
Living: 177m²
Alfresco: 7.51m²
Porch: 3.4m²
Balcony: 3.36m²
Garage: 36.04m²
Total: 227.32m²
Block: 540m²
Rates: \$785 per quarter
EER: 4
All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.
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