

**16/33 Arthur Blakeley Way, Coombs, ACT 2611**

**Sold Townhouse**

Friday, 18 August 2023



16/33 Arthur Blakeley Way, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alvin Nappilly  
0450865524

**\$697,000**

This charming three-bedroom townhouse has something for everyone. All the hard work has been done so just move in to enjoy this great neighbourhood. Location is always a priority when buying real estate and Coombs is proving to be very popular. With close proximity to schools, shops, Molonglo Foreshore Park, Stromlo Forest Park and many great walking/riding trails, it's not surprising that families love to live here. From the moment you arrive you'll appreciate the perfect northerly aspect welcoming winter sun into the main living room and upstairs master bedroom balcony. This direction of frontage also happens to overlook the best views of the surrounding area! The practical open plan layout will work well for any family. At ground level the modern well equipped kitchen is open to the main living area and adjacent to the European style laundry closet. To the rear is the convenience of a downstairs powder room, then internal access to the lock up garage which has additional workshop or storage space. There is also good storage space under the stairwell. Boasting extra high ceilings on the ground level you'll enjoy a great sense of spaciousness for the whole family when together. Upstairs all three bedrooms with built-in robes are of generous proportions with the master bedroom offering double sized robes and has open access to the balcony with expansive views. Both the ensuite and main bathroom are of a modern finish in neutral tones. Don't delay inspecting this one! Features include: -Northerly aspect Open plan living and dining area Well equipped modern kitchen with stone benchtops High ceilings at ground floor Generous storage including under stairs Powder room downstairs Three spacious bedrooms with built-in robes Master bedroom with oversized robes, modern ensuite and opens to balcony with views Modern bathroom Internal access to lock up garage with auto door Reverse Cycle air conditioning in master bedroom and living room Private secure courtyard NBN connected Close proximity to shops, parks, schools, playing fields & lakeside EER - 6 House size - 139.75m<sup>2</sup> Rates - \$671 pq approx Body Corporate - \$419.68 pq approx Rental Estimate - \$650pw Call Alvin on 0426 146 118 before you miss out!!