

**16 Trask Street, Coombs, ACT 2611**

LUTON

**House For Sale**

Friday, 3 May 2024

**16 Trask Street, Coombs, ACT 2611**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



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## Auction

An outstanding opportunity to secure one of Coombs modern homes. Brand new and ready for you to step inside and start living the lifestyle you have dreamed about. Set within a quiet street in this ever-popular suburb is this spacious and sophisticated modern four bedroom family home. Upon entering the home you are greeted with copious amounts of natural light all complimented by the inviting, natural colour palate throughout. The huge well-appointed kitchen is the heart of the home and flows easily to the outdoor area, to encourage effortless entertaining. The kitchen comes fully equipped with stainless steel premium Bosch appliances, stunning splashback, large walk-in pantry, and an abundance of bench space. The floorplan offers separate spacious living areas, and four generous bedrooms all featuring built in robes while the main suite is resort style in proportions, with both a generous walk-in robe and large ensuite, enjoying floor-to-ceiling tiling, double vanity, and large shower. An additional study area, internal laundry, and double lock up garage complete this stunning home, surrounded by parks and nature walks, as well as being within walking distance to Ruth Park, walking trails, the Molonglo River, and Stromlo Forrest Park and Stromlo Leisure Centre. Why build? Just move in and enjoy this great energy efficient home without the stresses of building.

Features: Four bedrooms, two bathrooms Main suite with walk in robe and large ensuite Modern design with large windows and high ceilings Abundance of natural light Double glazed windows throughout Kitchen with huge island bench, Bosch premium appliance including 180cm oven. 5 Burner gas cooktop Huge walk-in pantry 6.6 kw solar system Vinyl timber flooring in all living areas Open plan kitchen, dining, and family Formal lounge Study area, with custom desk and joinery Laundry with external access Generous double garage with internal access Covered alfresco entertaining area Smart lock system Ducted heating and cooling Swan security monitor system Low maintenance garden 3000L water tank Large paved area, ample space for kids to ride bikes or additional entertaining space

Statistics: Block size: 540m<sup>2</sup> Living size: 200.50 m<sup>2</sup> Garage size: 39.80 m<sup>2</sup> Alfresco size: 25 m<sup>2</sup> TOTAL: 265.30 m<sup>2</sup> UV: \$626,000 EER: 6 stars Rates: \$839 p/q approx.