

17 Laffan Street, Coombs, ACT 2611



House For Sale

Friday, 1 December 2023

17 Laffan Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Fiona Murray Belinda Riding

(02)62828686

Auction 10am 16th December

Enjoy living near a scenic reserve that leads you down to the Molonglo River, providing you with a nature-inspired backdrop to your everyday life. Embrace the perfect blend of comfort, style & community in this inviting home. This delightful 3-bedroom, 2-bathroom residence creates a bright & airy sanctuary where family coziness meets personal serenity. With two distinct living spaces it is ideal for entertaining friends & family. You will love the flow from the dining area out to the covered north facing entertaining patio that opens out onto the garden which is truly a blank canvas ready & waiting for its transformation. Culinary enthusiasts will love the convenience of a walk-in pantry, providing ample storage for kitchen essentials. Elevate your kitchen experience with a brand-new Bosch dishwasher, double sink, gas cooktop, oven & breakfast bar to add both style & practicality. Enjoy the modern aesthetic & easy maintenance of tiles throughout the entry way flowing thru to the kitchen & dining areas. The bedrooms are well sized with built ins & the main bedroom offers a walk in robe thru to the ensuite. The family bathroom offers dual access from one of the bedrooms & boasts a spa bath for pampering after a long day. Conveniently located near schools, parks, shopping & dining, this home offers a perfect blend of serenity & urban convenience. Access nearby walking trails along the picturesque Molonglo River to the Arboretum, cycle the bike paths to Lake Burley Griffin & discover all that the lake offers, providing the perfect opportunity to explore & connect with nature. Minutes away from world renown Stromlo Forrest Park & Sporting Complex for mountain biking & running enthusiasts. It doesn't get any better than this.!!

Features: Freestanding home
3 bedrooms
Separate living areas
Ducted heating & cooling
Single level
Freshly painted
Open plan dining & kitchen
4 burner gas cooktop
Electric oven
New Bosch dishwasher
Walk in pantry
Downlights throughout
Walk in robe & ensuite
Built in wardrobes in bedrooms
Dual access bathroom
Spa bath
Wall mounted dryer
Northerly facing outdoor entertaining area
Fully fenced with flat back yard
2 car garage with remote plus storage
Security screen door
Water tank
Garden shed
Minutes' drive to Stromlo Forrest Park (world class mountain biking facilities & Mt Stromlo Sports Complex)
Minutes drive to Local Coombs Shopping Centre, T-Bone Restaurant, Eighty Twenty Café, Pizza Top & more
Minutes drive to New Koko Shopping Centre, Metro Woolworths
Round the corner from Coombs Charles Weston School

Essentials:
Approximations Built: 2014
Block size: 404m²
Living size: 116m²
Garage: 37m²
UV: \$561,000
Rates: \$3,080 per annum
Land tax: \$5,208 per annum (investors only) EER: 6