

# 19A Woodberry Avenue, Coombs, ACT 2611



## Sold Townhouse

Thursday, 5 October 2023

19A Woodberry Avenue, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**



Andy Greenberger

0400819650

## Contact agent

This well-appointed townhouse generously spills over two levels and offers a light filled living space with high calibre finishes that will be sure to please. Ducted reverse cycle air conditioning, two living areas, spacious bedrooms with built in robes, an open plan kitchen furnished with stone bench tops and stainless-steel appliances are but some of the features on offer. Conveniently positioned just moments away from the vast array of amenities of Cooleman Court, Stromlo Forest Park, local schools, public transport and with easy access to the Tuggeranong Parkway, this town residence will tick a lot of boxes and is a must see! I look forward to meeting you at my next open home or please feel free to call me today.

Living space: 112m<sup>2</sup> approximately  
Courtyard 1: 19m<sup>2</sup> approximately  
Courtyard 2: 18.9m<sup>2</sup> approximately  
Garage: 36m<sup>2</sup> approximately  
Body corporate fees: \$2,817.90 per annum approximately  
Rates: \$2100 per annum approximately  
Land tax: \$2620 per annum approximately

Property features  
End townhouse with only one common wall  
Ducted reverse cycle air conditioning  
Two living areas  
Two courtyards  
An open plan kitchen furnished with stone bench tops and stainless steel appliances  
Timber flooring throughout the ground floor living area  
Extra storage under the stairs (A Harry Potter Room)  
Powder room on the ground floor  
Bathroom with separate shower and sumptuous bathtub  
Wall hung vanities  
Separate laundry room with storage  
Double glazed windows  
Generously sized bedrooms with built in robes  
Warm and inviting décor  
Square set cornices  
LED downlights  
Remote double garage with internal access  
NBN - Fibre To The Premises  
Plus a host of other features!