

**19D Woodberry Avenue, Coombs, ACT 2611**

LUTON

**Sold Townhouse**

Saturday, 17 February 2024

19D Woodberry Avenue, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 146 m2**

**Type: Townhouse**



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## Contact agent

An excellent opportunity awaits first home buyers and young families at 19D Woodberry Avenue. Boasting a coveted north-facing aspect and just a stroll away from local amenities such as Coombs shops and Charles Weston Primary School. Step into the sun-drenched front courtyard and into the open-plan living and dining area, where laminate timber flooring and warm-toned kitchen cabinets create an inviting feel to the home. The kitchen is complete with an Ariston electric oven, stove, and dishwasher. Downstairs, you'll also find a powder room, generous under-stair storage, and direct access to the double garage. Ascend to the light filled study/sitting area, separating the main bedroom and ensuite from two other generous bedrooms, each with mirrored built-in wardrobes. A full-sized laundry and spacious main bathroom, boasting a large shower and freestanding bathtub, complete the upstairs layout. Premium comforts aplenty, including block-out and sheer blinds, Crim-safe screens, premium carpets, double glazing, and ducted reverse cycle air-conditioning throughout. Positioned for maximum sunlight and convenience, this home also offers quick access to the Stromlo Leisure Centre, popular walking and mountain biking trails, and arterial roads. With its ideal location, modern amenities, and premium features, 19D Woodberry Avenue promises its new owners a lifestyle of comfort. Features:- One live-in owner since construction in 2020- Northerly aspect - Main bedroom with ensuite and 2 built-in wardrobes- 2 additional bedrooms with built-in mirrored wardrobes - Main bathroom with double shower and bathtub - Ariston electric stove and oven- Downstairs powder room- Laminate timber flooring - Block-out and sheer blinds- Ducted reverse cycle air-conditioning - Double glazing- Crim-safe flyscreens - Double garage on ground level with internal access- Walking distance to nature trails, Holden's Creek, and Charles Weston School - 5 minute (approx.) drive to Stromlo Leisure Centre - 6 minute (approx.) drive to Cooleman Court - Rental appraisal of \$650 to \$680 per weekEER: 6Living Size: 110m2 (approx.)Garage Size: 36m2 (approx.)Courtyard Size: 22m2 (approx.)Rates: \$2,148p.a (approx.)Body Corporate Fees: \$2,658p.a (approx.)