

# 2/41 Arthur Blakeley Way, Coombs, ACT 2611



## Townhouse For Sale

Wednesday, 15 May 2024

2/41 Arthur Blakeley Way, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Townhouse**



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## Auction

Auction Location: ONSITE Positioned in the heart of the Molonglo Valley, this North facing townhouse boasts a high caliber of inclusions throughout and offers a modern and low maintenance lifestyle that will be sure to appeal to downsizers and professionals alike. A large master bedroom with ensuite positioned on the ground floor, light filled open plan living enhanced by the high ceilings, generously sized bedrooms with built in robes and a sleek kitchen furnished with stone bench tops and Miele 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! Year built: 2018 Living: 153m<sup>2</sup> approximately Body corporate fees: \$ 3988 per annum approximately Rates: \$2430 pa approximately Land tax: \$3106 pa approximately Property features Large master bedroom on the ground floor Generously sized bedrooms with built in robes Kitchen furnished with stone bench tops Soft closing cabinetry Glass splashback Miele 4 burner gas cooktop Miele electric oven Miele Dishwasher Ducted rangehood Double glazed windows Ducted reverse cycle air conditioning Floor to ceiling tiling in ensuite and bathroom Main bathroom with sumptuous bath and separate shower Large remote double garage with internal access Leafy north facing courtyard Plus a host of other features! Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.