

# 21/2 Newchurch Street, Coombs, ACT 2611



## Townhouse For Sale

Saturday, 17 February 2024

21/2 Newchurch Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 122 m2

Type: Townhouse



Belinda Riding  
0437363124



Fiona Murray  
0409582102

**\$749,000+**

From the moment you enter this beautiful home, you'll be greeted by a fresh & inviting atmosphere created by the near-new carpet & paint throughout, exuding a perfect blend of comfort & style. The thoughtfully designed layout encompasses two separate living areas, providing versatile spaces for relaxation & entertainment. The seamless flow of the home leads you to a light-filled, airy kitchen & meals area, adorned with luxe finishes that create a sophisticated atmosphere. Step outside to your private courtyard, a perfect spot for alfresco dining or a relaxing weekend barbecue. The single garage with remote & an additional carport offers secure parking options, complemented by visitor car parking for added convenience. The modern kitchen is a chef's delight, featuring stone benchtops, a breakfast bar & AEG appliances, including an electric cooktop & integrated dishwasher. The double sink, luxury remote sensor tapware & ample storage enhance the functionality & aesthetic appeal of this gourmet space. Also on the ground floor, a powder room & a conveniently located laundry with a walk-in storage space to add to the practicality of the home. The downlights throughout create a warm & inviting ambiance. An intercom system with video provides security & peace of mind. Venture upstairs to discover the private haven of bedrooms, all equipped with built-ins & zoned reverse cycle heating & cooling for individualized comfort. The main bedroom boasts an ensuite, ensuring a touch of luxury in your daily routine. Bathrooms are equipped with heat lamps for added warmth & comfort. On the third floor, you'll discover an oversized private bedroom & storage with lovely views towards Black Mountain. The top floor is designed for tranquillity, offering a retreat from the bustle of daily life. Each level of this townhouse is thoughtfully designed to maximize comfort & convenience, providing an ideal layout for modern living. Situated in a prime location within walking distance to Coombs Primary School & Coombs Day Care Centre. Molonglo River Nature Reserve & walking trails. Minutes' drive to Stromlo Forrest Park (world class mountain biking facilities & Mt Stromlo Sports Complex) for sporting enthusiasts. There is convenient public transport within a 5-min walk to bus stops connecting CBD, Woden Valley & Capital Hill. Also, just around the corner is the Local Coombs Shopping Centre inc. T-Bone Restaurant, Eighty Twenty Café, Pizza Top & more. For even more shopping choices you have the new Koko Wright Shopping Centre inc. Metro Woolworths. This meticulously designed townhouse not only offers a stylish haven but also a convenient lifestyle, with proximity to all the amenities that make Molonglo Valley a sought-after community. Immaculately presented there is nothing to do but move in, don't miss the opportunity to make this exceptional property your home. Features: North facing Neutral colour scheme Near new carpet & paint throughout Odin Complex 3 storey townhouse Stone benchtops Breakfast bar AEG appliances Electric cooktop Integrated dishwasher Double sink Luxury remote sensor tapware 2 separate living areas Powder room downstairs & laundry with walk in storage Downlights throughout Main bedroom with ensuite Heat lamps in bathrooms Reverse cycle ducted heating & cooling Zoned reverse cycle & built-ins in all bedrooms Intercom system with video Storage Courtyard Single garage with garage remote & carport Visitor car parking Off street parking in front of townhouse Family friendly neighbourhood Two entrances John Gorton Drive slip road & from Newchurch St Close to Coombs & Wright Shopping Centres Walking distance to Coombs Primary School & Coombs Early Learning Centre, Molonglo River Nature Reserve & walking trails Minutes' drive away from Stromlo Forrest Mountain Bike Park & Sporting Complex 5 minutes' walk to public transport Easy access to the city via Tuggeranong Parkway Essentials: Approximations: Built: 2018 Living: 122m<sup>2</sup> Garage: 20m<sup>2</sup> Carport: 17m<sup>2</sup> Courtyard: 16m<sup>2</sup> Rates: \$1,994 per annum Land Tax: \$2,452 per annum (Investors only) Body Corp: \$791 inc. sinking fund per quarter Rental Estimate: \$630-\$660 per week EER: 6