

22/1 Calaby Street, Coombs, ACT 2611

Townhouse For Sale

Thursday, 18 April 2024



22/1 Calaby Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 120 m2

Type: Townhouse



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Auction

Situated in a convenient location in Coombs is this wonderful three bedroom townhouse. Perfect for the first home buyer, downsizer or investor and offering a great practical layout with spacious living areas and modern interiors. Immaculately maintained and presented, and within walking distance to Molonglo's nature trails, don't miss your opportunity to secure this home.

FEATURES- Modern and contemporary townhouse in 'Shoji'- Double glazing throughout- Three spacious bedrooms, all with built-in robes- Master bedroom with ensuite- Open-plan kitchen, living and dining area- Soft close joinery in kitchen- Timber floors in all living areas- Modern kitchen with quality appliances and stone bench tops- Rumpus room on second level with study nook- Main bathroom upstairs, two-way, servicing second and third bedrooms- Powder room on first level- Two low maintenance courtyards- Double automatic lock-up garage (tandem) with internal access- Laundry in garage- Reverse cycle air conditioning units in master bedroom and lounge room- As-new window furnishings- Close to Charles Weston Primary School, Coombs Early Learning Centre & local shops (including vet, Club Lime, GP, Capital Chemist), and walking and cycling trails along the Molonglo River- Walking distance to Coombs shops, with restaurant and cafe- Proximity to Koko Molonglo Development with Woolworths, barber etc.

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Beautiful light filled rooms.
2. Walking distance to Ruth Park in Coombs. A fantastic inclusive playground on the edge of Holdens Creek.
3. Close proximity to almost all parts of Canberra. Molonglo is very central to everything.
4. Great access to nature but with suburban benefits. You can easily pop on a pair of runners and do a trail run and then grab a coffee on your way back to the door.
5. Nice and close to Stromlo Forest Park and Stromlo Leisure Centre which is a fabulous facility.

STATISTICS (all figures are approximate) EER: 6.0 Living Area: 120m² Garage: 41m² Construction: 2020 Rates: \$495 per quarter Land Tax: \$631 per quarter (if not primary residence) Strata Levies: \$1,292 per quarter (admin + sinking fund) Units in Complex: 45 Rental Range: \$720 - \$750