

**22/1 Gifford Street, Coombs, ACT 2611**



**Sold Townhouse**

Sunday, 24 September 2023

22/1 Gifford Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1049 m2**

**Type: Townhouse**



Kad Gunestepe  
0262133999

**\$715,000**

Welcome to this pristine sanctuary nestled in the heart of the serene and sought-after locale of Coombs, where every aspect of this magnificent north-facing townhouse embodies the essence of sophistication and modern living. Designed to indulge and pamper its occupants, this home is a testament to the notion that indeed, only the best will do. Upon stepping into this exquisite residence, you are immediately greeted by an abundance of natural light that playfully dances across the spacious open-plan living and dining area, creating an inviting and tranquil ambiance that seamlessly extends into the expansive private courtyard. With captivating views of the surrounding bushland serving as your daily backdrop, this home promises to be a haven of peace and luxury amidst the hustle and bustle of everyday life. Living in Coombs ACT means becoming one with nature without sacrificing convenience. Enveloped by picturesque ponds and lush parks, this locale offers residents a harmonious blend of leisure and recreation options that includes charming BBQ facilities, delightful kids' parks, and invigorating cycle paths. The modern kitchen stands as a beacon of elegance and functionality, boasting stone benchtops, high-quality cabinetry, and state-of-the-art appliances, setting the perfect stage for both culinary adventures and intimate dinners. Upstairs, the generous bedrooms come replete with built-ins, offering a quiet retreat, complemented by well-appointed bathrooms that offer a sanctuary of relaxation with their modern fixtures and finishes. This remarkable residence not only promises comfort and luxury but also embodies sustainable living with features like a solar hot water system and an impressive energy efficiency rating (EER) of 6.0. Below are further highlights of this must-view townhouse: A comprehensive ducted heating and cooling system to ensure year-round comfort. Double glazing that enhances insulation and energy efficiency. Secure garage outfitted with a roller door to safeguard your vehicles and belongings. Fibre to the premises NBN (FTTP) ensuring high-speed internet connectivity for work and entertainment. Easy access to a plethora of amenities including Woden CBD and Weston Shopping Centre, various schools, and public transport links. A notable 120sqm of internal space complemented by a 20sqm garage, offering ample room for comfortable living and storage. Financial Aspects: Rates: Approximately \$531.51 per quarter. Land Tax: Approximately \$595 per quarter (applicable if rented). Body Corporate Fees: Approximately \$735 per quarter. Experience the epitome of refined living in this stunning Coombs townhouse, where your dream home awaits amidst an oasis of nature and modern convenience. Let the journey of a lifetime begin here, where only the best will do.