

**22 John Gorton Drive, Coombs, ACT 2611**

home by holly

**Townhouse For Sale**

Thursday, 4 April 2024

22 John Gorton Drive, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

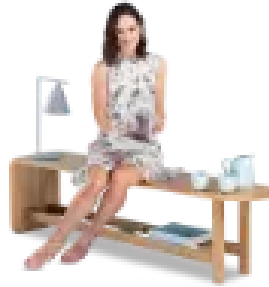
**Parkings: 2**

**Area: 154 m2**

**Type: Townhouse**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$749,000+**

Big sky views, epic natural surrounds combine with easy-care, contemporary living to create an expansive urban home with a touch of country peace. A clever plan gifts a winning combo of generous spaces that foster both family connection and private repose. This stunning three-bedroom townhouse is arranged across three levels, with a master wing that spills to a deep balcony, capturing stunning vistas. A consistent clean contemporary palette is paired with the natural tones of timber flooring, as gorgeous light bounces off white walls and glazing captures expansive horizons. Coombs is famed for its array of playgrounds, wetlands and all surrounding natural beauty. Moments from the walking trails and waterways of endless reserves, handy to the bustling Cooleman Court and the Woden precinct, the home is also a mere 13 minutes to the CBD by car. Neat terrace home inspired buildings, all with uniform organic colourways, blend harmoniously with the encircling bushland expanses. We love the use of Corton steel, gabion cages and timber combined with the textures of grey cinder brick and cladding. High courtyard walls privatise and enclose, and there is direct entry to the home from the street via a welcoming garden gate. Within timber floors flow golden underfoot, the open kitchen, dining, living drifting to the private garden courtyard. Set in one corner, the beautiful kitchen impresses, with its warm banks of laminated timber grain cabinetry, combined with pops of crisp white. Sleek stainless-steel appliances, and stone benchtops take care of business and there is an ideal open sociability with the living arena, perfect for easy communion with family and friends. The master suite occupies the entire second floor, creating a sequestered parental retreat. A large living area with clever study nook, opens to a deep balcony with stunning views out to the mountains. Set with ensuite and walk-in-robe, the bedroom extends all the comforts of a lovely escape...a place to switch off after a long day and tune out the demands of the outside world. Two additional peaceful bedrooms are housed on the top floor, both amenable to a family bathroom with bathtub and separate toilet. Both rooms have built-in-ropes for seamless storage and capture epic, elevated views. A calming neutral palette is continued across both retreat-like bathrooms, simply appointed with crisp white amenities and large glass shower spaces. Surrounded by parks and wetlands the home is within walking distance to Woolworths Metro, in Wright. It is also handy to the bustling Cooleman Court, with its array of shopping, cafes and restaurants. The Woden Precinct is close to hand offering a plethora of entertainment experiences. The Rivett shops are nearby with local favourites including, Pitch Black Cafe for great coffee and toasties. Beautiful walking, biking and equestrian trails meander through the breathtaking scenery of Mount Stromlo including the incredible Stromlo Forest Park and Lower Molonglo Nature Reserve. It is a mere 13 minutes to the CBD by car. features..gorgeous three-bedroom townhouse set across three levels with beautiful views to surrounding mountains.low strata cost of \$549 per quarter.professionally installed cat enclosure to courtyard and balcony.ground floor, open living, dining, kitchen with timber flooring and open flow to private front courtyard.downstairs powder room.stunning kitchen with stone countertops, ample storage, and stainless-steel appliances.parental retreat occupying the second level, with large living area and study nook, drifting to deep balcony.master bedroom with built-in-robe and ensuite bathroom.two additional bedrooms housed on the third level, both with built-in-ropes.elegant family bathroom with bathtub and separate toilet.linen closet.ducted heating and cooling.single garage with automatic door and internal access.additional allocated car space and visitors parking.internal laundry within garage.surrounded by parks, wetlands and sprawling picturesque reserves with walking trails and natural waterways..handy to Cooleman Court and the Woden precinct.a mere 13 mins to the CBD by car.rates \$549 per quarter (approx.).body corp \$554 per quarter (approx.).living size 154m<sup>2</sup> + 17m<sup>2</sup> courtyard .uv \$107,730.land tax \$1,535 per year (aprox.).eer 6