

**23/33 Arthur Blakeley Way, Coombs, ACT 2611**



**Sold Townhouse**

Sunday, 13 August 2023

23/33 Arthur Blakeley Way, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 114 m2**

**Type: Townhouse**



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**\$680,000**

Contemporary home meets family functionality in this stunning townhouse. Beautifully proportioned, and bathed in natural light, this immaculate residence is spread over two spacious levels. Moody features throughout and a stone kitchen serves as the social heart of the home, complete with an AEG oven, AEG dishwasher and one off custom made joinery, to set this townhouse apart from the rest. Upper-level accommodation comprises of three generous bedrooms, all of which are appointed with built-in wardrobes. The deluxe master features a chic private ensuite. Further highlights include multiple reverse cycle air conditioning units, a full-sized main bathroom with a bath tub, a lower-level powder room, a concealed internal laundry and plentiful storage throughout. Complete with a lock-up garage, with internal access, and additional off-street parking, this townhouse boasts an ultra-central setting. Located only a short stroll from Coombs local shopping centre, popular eateries, public buses to Woden and Canberra CBD, and only moments to local school's and Ruth park - Holden pond. 3bed | 2.5bath | 2car • Elevated views towards the mountain outlooks • Generous proportions with free-flowing living & dining • Sun-washed entertainment courtyard with Ekodeck decking • Understated kitchen with custom built joinery • Security safe doors • Single car, lock up garage with internal access • Freshly Painted • Well-proportioned bedrooms appointed with BIR's • Master with ensuite & extra BIR space • Split-cycle A/C in living area, master & 2nd bedroom • High ceilings & hybrid timber flooring throughout • Full-sized main bathroom with optioned bath tub • Lower-level powder room for convenience - Approx. Internal living: 114.8m<sup>2</sup>- Approx. Garage: 21m<sup>2</sup>- Approx. Block: 123m<sup>2</sup>- Strata \$414p.q. approx.- Rates \$515p.q. approx.- Rental Return \$630 - \$670p.w approx.- Build: 2016 - Construction: Brick veneer with cladding to upper floor- EER: 6-star