

24A Edgeworth Parade, Coombs, ACT 2611

LUTON

Sold Townhouse

Friday, 11 August 2023

24A Edgeworth Parade, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 149 m²

Type: Townhouse

Contact agent

This vibrant two-storey, three bedroom townhouse is conveniently located opposite Holden's Creek, with stunning water views and plenty of space for a young family. This is your opportunity to buy into the tightly held Villa Nova complex in Coombs. This townhouse comprises 149m² of living across two levels. The lower level features a spacious open-plan living area with floating timber flooring, roller blinds and a modern Kitchen which is well-equipped with quality AEG appliances and stone bench tops. A powder room is conveniently located on the ground floor. The three bedrooms are located on the upper level and each have built-in wardrobes with the main bedroom featuring a balcony with views to Holden's Creek, the Arboretum and Black Mountain. The ensuite and main bathroom are a generous size with modern neutral tones. This home is finished to a high standard throughout with quality inclusions, a European laundry, modern roller blinds and under stair storage. Year-round comfort is provided to both levels by two energy efficient reverse cycle split systems. This townhouse has excellent car accommodation with a double garage with automated door and internal access and ample street parking. With scenic walking and mountain bike trails at your doorstep, Stromlo Leisure Centre, and easy access to major roads, this home offers its future owners a lifestyle of convenience, recreation and relaxation.

Features:- North facing- Double garage with internal access and automatic door- Three generously sized bedrooms all with built-in wardrobes- Balcony off main bedroom with views to the Arboretum and Black Mountain- Bath in the main bathroom- Under stair storage- Downstairs powder room- Open-plan living and dining areas- Stone bench tops- AEG appliances - European laundry-Two reverse cycle split system- LED downlights in living areas- Roller Blinds- Opposite Holden's Creek and Ruth Park- Walking distance to nature trails, Holden's Creek and Charles Weston School EER: 6Living Size: 119m² (approx.)Garage Size: 36m² (approx.)Courtyard Size 22m² (approx.)Balcony Size 7m² (approx.)Rates: \$2,420p.a (approx.)Body Corporate Fees: \$2,020p.a (approx.)