

**25/21 Bakewell Street, Coombs, ACT 2611**



**Sold Townhouse**

Monday, 14 August 2023

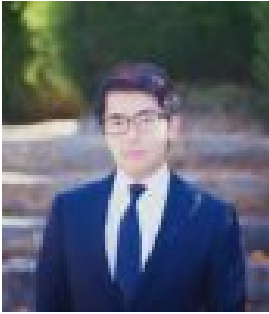
25/21 Bakewell Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$702,500**

Positioned in the middle of a line of quality built and well-maintained terrace homes just moments from the local amenities, this three-bedroom ensuite, double garage home offers north facing, light filled living and an adjoining dining area on the ground floor. Kitchen appliances, including electric oven, cooktop and dishwasher, are from the esteemed AEG. 20mm stone benchtop and ample storage is in the kitchen and under the stairs. Three generous sized bedrooms are located on the first floor with each bedroom being able to easily house a queen size bed and built in robes. The main suite also benefits from northern sunlight, a private balcony and an ensuite. Picturesque mountain views could be enjoyed from the other two bedrooms. Privacy and connection are well balanced here, featuring private north facing courtyard, while the streetscapes are broken up by pockets of communal space. This family home gives residents good access to the wealth of parkland along the Molonglo River. And Architect Frank Parisi says one of the suburb's drawcards is that it features "lots of open space".

Features - North facing courtyard, living, dining and master suite.- Double glazed windows.- AEG 600mm electric cooktop, AEG 600mm electric oven.- Reverse cycle heating and cooling.- Separated European laundry and linen cupboards.- Powder room on ground floor.- Built in robes in every bedroom.- Chic modern design with versatile interiors.- Direct access to double garage on ground floor.- Low maintenance private courtyard, clothes airers.

Locations  
2-minute walk to Annabelle View & Molonglo River walk  
3-minute walk to Coombs Oval, Annabelle View bus stop  
5-minute walk to Molonglo Valley Medical Centre  
6-minute walk to local restaurants and shops  
9-minute drive to Westfield Woden  
12-minute drive to City Centre

Particulars (all approx.)- Internal Living: 110 sqm- Garage: 33 sqm- Balcony: 3 sqm- Courtyard: 23 sqm- Total: 166 sqm- Body Corporates: \$1827.12 per annum- Rates: \$1986.00 per annum- Rental Estimate (unfurnished): \$700 - \$720 per week

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