

26/1 Calaby Street, Coombs, ACT 2611

VERV

Sold Townhouse

Thursday, 10 August 2023

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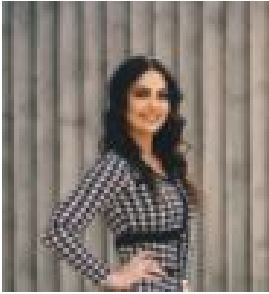
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 157 m2

Type: Townhouse



Alysia Walsh
0400880915

Contact agent

An established suburb which helps form Canberra's desirable Molonglo Valley, Coombs is undeniably an on-demand location for many reasons, lifestyle being number one! Number 26 is an executive townhome within the Shoji complex, which offers a warm, sun-kissed North facing setting upon a contemporary pallet, complete with warm features such as engineered timber flooring, matching timber open tread stairs, cabinetry and vanities, each complemented by matt black fittings and tapware. Designed not only for comfort but also practicality, the home offers tri-level living with grand floor to ceiling double glazed glass panelling, allowing the northern sun to flow throughout the home as well as two enclosed courtyards, with the back capturing all day long sunshine – a great spot for your morning cuppa or glass of vino of an afternoon. The upper floor accommodates a generous master bedroom with ample storage and ensuite, along with a second bedroom complete with built-in-robos, which also has access to the main bathroom. Downstairs boasts an open plan setting with functional kitchen inclusive of stone benchtops, quality AEG appliances with induction cooktop and ample storage, which flows onto to each your dining and living areas. Upon the Lower floor, accessed via the stunning feature stairs is your own added extra of enclosed car accommodation with a tandem double lock up garage, complete with laundry, storage and extra ventilation. Logistically, the region is conveniently positioned under 15mins to each Canberra CBD and Woden Town Centre for a multitude of shopping and dining options, and under 10mins to the desirable leafy surrounds of the Inner South – the perfect location for picnics down by lake or nearby Yarralumla Play Station. For those wanting to keep it local, enjoy the newly opened T-bone bar and restaurant. Like to stay active? Make the most of your surroundings with a multitude of walking trails, nearby parkland, Stromlo Forest Park, and mountain biking at Mt. Stromlo, or the Stromlo Leisure and Aquatic Centres. For more information get in touch with Alysia on 0400 880 915. - NEXT PUBLIC OPEN HOME 5/8/23 - Features include: - Tri-level executive townhome within the desirable Molonglo Valley - Master bedroom with BIR and ensuite - Second bedroom with BIR - Open plan North sun-kissed setting - Two enclosed courtyards - Two bathrooms plus separate powder room - Engineered timber flooring - Timber open tread stairs and vanities - Functional kitchen with stone benchtop, induction cooktop and ample storage - Double glazing throughout - Two reverse cycle split systems - Floor to ceiling tiles to bathrooms - Intercom with alarm capability - Own enclosed tandem double lock up garage with internal access - Private storage within garage - Walking distance to the newly opened T-bone bar and restaurant. - Stromlo Leisure and Aquatic Centres down the road - Multiple walking and biking tracks - Short drive to Canberra CBD and Westfield Woden for a multitude of shopping and dining options Developer/Builder: CORE Developments Architect: Judd Studio Build: 2020 EER: 6.0 Aspect: North-East facing living Living total: 157m² Upper: 48m² Ground: 48m² Lower/Garage: 38m² Courtyard: 17m² Porch: 6m² Rates: \$458 p/qtr approx Land Tax (if rented): \$562 p/q approx Water: Separately metered Body Corporate: \$752.47 p/qtr approx Rental Estimate: \$640pw