

26/11 Castan Street, Coombs, ACT 2611



Townhouse For Sale

Friday, 15 March 2024

26/11 Castan Street, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Georgia Mikic
0403467447



Antony Damiano
0473444666

\$775,000+

Auction Wednesday 19th April 6pm In-Room LJ Hooker Canberra City Auction HQ Buyers Guide \$775,000+ Welcome to your idyllic oasis in Coombs, where comfort living meets unbeatable convenience! Nestled within the esteemed Kardia complex, this remarkable 4-bedroom townhouse not only offers exquisite features but also boasts proximity to a plethora of amenities that enhance your lifestyle. Situated mere moments away from lush greenery, residents can relish in the beauty of the nearby park and reserve, perfect for leisurely strolls, picnics, or simply unwinding amidst nature's embrace. Fitness enthusiasts rejoice, as the renowned Club Lime gym is just a stone's throw away, ensuring your health and wellness goals are easily achievable. Need to run errands? Look no further than the local shops, whether you're stocking up on groceries or treating yourself to a well-deserved indulgence, everything you need is right at your fingertips. After a day of exploring the vibrant neighbourhood, retreat to your haven of comfort and style. The open plan living, dining, and kitchen area beckons for memorable gatherings and cozy evenings in. Step outside from the dining room to your private outdoor sanctuary, where the worries of the day simply melt away. With a bedroom conveniently located downstairs, complete with a separate bathroom, guests or family members can enjoy privacy and comfort. Ample storage space throughout the townhouse ensures a clutter-free environment, allowing you to truly savor the joys of modern living. The allure of this townhouse is further enhanced by its north-facing outdoor area, flooding the space with natural light and warmth. With a double car garage featuring side access, parking dilemmas become a thing of the past, providing peace of mind and convenience for busy lifestyles. Don't miss your chance to experience the epitome of suburban living in Coombs. Contact us today to schedule a viewing and embark on a journey towards unparalleled comfort, convenience, and community. Features: Light filled living, dining and kitchen Kitchen with stone benchtops, subway tiles and AEG appliances 4 bedrooms - 3 upstairs and 1 downstairs Master bedroom with ensuite Built in robes to all bedrooms Modern main bathroom with full sized bath Reverse cycle heating and cooling LED lighting Ample storage European-style laundry NBN connected Large lock up double garage Front and rear courtyards Walk to primary school, childcare and Molonglo Health Hub Easy access to public transport Minutes to walking trails, parks and Stromlo Forest Park Essentials: Living: 131m² Garage: 37.5m² EER: 6 stars Rates: \$2,049.55 p.a (approx.) Land Tax: \$1,840.00 p.a (approx.)