

**3 Brownbill Street, Coombs, ACT 2611**

LUTON

**House For Sale**

Thursday, 21 March 2024

3 Brownbill Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 540 m2**

**Type: House**



Josh Wilson  
0439479170

## Auction

Welcome to 'The Blue House', where innovation meets craftsmanship in every corner. This Bespoke Building Services home is more than just a dwelling; it is a testament to thoughtful design and eco-conscious living. Nestled in the Molonglo Valley, it's new owners will enjoy views across to the Brindabella's, Arboretum, and Black Mountain. Sited beneath a leafy canopy this home offers an opportunity to Immerse yourself in sustainable living. Boasting a 13.3Kw solar array with a 10Kw inverter, double glazed tilt and turn windows, and reclaimed details such as the hand turned timber door handles everywhere you look. The home not only reduces utility costs but also leaves a minimal carbon footprint. The well thought out gardens are always kept green, courtesy of a subterranean water harvesting system made up of 95 meters of aquifers and watering capillaries designed by renowned horticulturist Tim Edmondson. Beyond the red front door, the lower level is comprised of a functional kitchen, fitted with a large island bench, Westinghouse appliances and an induction cooktop. Beside it is the generous dining room and open plan living spaces, radiating a cozy feel with its reclaimed Thors Hammer floors and benchtops, and warmed by the central gas fireplace. Through the double-glazed living room doors, you spill out onto an expansive north facing deck made practical all year round by a South West Awnings pergola with a motorised retractable roof and eZip Track electric blinds. Down the hall you'll find a main bathroom with floor to ceiling tiles, under-floor heating and a bathtub, along with two good sized bedrooms with pure wool carpets, built-in wardrobes, and ceiling fans. Upstairs you enter the master retreat, a large bedroom with views as far as the eye can see. Serviced by a large ensuite with an inviting light colour palette and a dressing room. Investing in a home of this calibre extends beyond the block, with a friendly community where street parties still exist, and children play safely. It's proximity to schools, parks, and recreational facilities such as the Molonglo walking trails and Stromlo Leisure Centre, make its location perfect for a young family. Your sustainable sanctuary awaits! Fall in love with the finer details: - Views across Molonglo Valley - Built by Bespoke Building Services - Sustainable and energy efficient home - Two downstairs bedrooms with built-in wardrobes - Upstairs main bedroom with ensuite and walk-in wardrobe - Heated floors to ensuite and main bathroom - Westinghouse kitchen appliances - Induction stove - Gas fireplace - Three reverse-cycle split system air-conditioners - Pergola with motorised retractable awning and eZip Track electric blinds controlled by a Tahoma Smart Hub - Detached rumpus/studio - 415L Sanden Eco heat pump hot water system - Decunick double glazed tilt and turn windows - Pure wool carpets - Honeycomb blinds - Thors hammer ash flooring, benchtops, shelving and window seat - Thors Hammer ironbark decking - Custom timber joinery and hand turned timber handles - 13.3Kw solar array with 10Kw inverter and smart meter - Low-VOC Wattle paints and Osmo finishes - Subterranean water harvesting irrigation by Tim Edmondson - 4000L Water tank EER: 6 Living size: 160m<sup>2</sup> (approx.) Converted garage: 46m<sup>2</sup> (approx.) Rates: \$3,360 p.a (approx.)