

31/90 John Gorton Drive, Coombs, ACT 2611

VERV

Townhouse For Sale

Tuesday, 14 May 2024

31/90 John Gorton Drive, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 183 m2

Type: Townhouse



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\$785,000 - \$825,000

Welcomed to the market is this gorgeously presented double-storey townhouse in one of Molongolo Valley's most sought-after suburbs of Coombs. This stunning double-storey architectural residence has been carefully designed offering a northerly aspect to the rear, perfect for the cooler months ahead. Number 31 is a spacious and light-filled three-bedroom, two bathroom residence that offers powder room downstairs for guests, double garage with internal access, and an enormous 32.9m² of tiled outdoor space. The master bedroom is perfectly segregated on the ground floor with built-in-robe and ensuite. Upstairs you will find two additional bedrooms and a large family/study room and bathroom. Upon entering the home, you are greeted with an open-plan living space and designer kitchen with 20mm stone benchtop, tiled splashback, undermount double sink and and quality Miele appliances. Located within walking distance of the newly opened Woolworths Metro and BWS and is flanked by biking and walking trails, playgrounds, local primary schools and dog parks. Number 31 is an opportunity not to be missed. Features Include: - ?Stunning architectural townhouse- ?Northerly aspected to the rear- ?Generous 183m² internal living- ?Three bedrooms all with built-in-robos- ?Two bathrooms with floor to ceiling tiles (main & ensuite)- ?Floating timber floorboards- ?Two separate living areas- ?Powder room downstairs for guests- ?Double garage with internal access and automatic door- ?Segregated master bedroom with built-in robe and ensuite- ?Designer kitchen with 20mm stone benchtop, tiled splashback, and undermount double sink- ?Miele Appliances; Semi-Integrated dishwasher, Oven, Gas Cooktop and Range hood- ?Spacious open plan living area- ?Family/study room located upstairs- ?Split system reverse cycle air conditioning x 5 units- ?Ethernet ports in all rooms- ?Keypad front door entry- ?Enormous 32.9m² tiled patio- ?LED downlight throughout- ?Electric blinds to windows on stars- ?Under stair storage- ?AC ports in main living, main bedroom and rumpus room- ?Short walk to new local shops, Woolies Metro, pharmacy, BWS, local schools, and dog parks- ?Moments from Stromlo Leisure Centre (pool), Stromlo Forest Park. EER: 6.0 stars Living: 183m² approx. Courtyard: 32.9m² approx. Rates: \$2,154.26 per annum approx. Land tax: \$2,737.13 per annum approx. (paid by investors only) Year Built: 2017