

**32/8 Ken Tribe Street, Coombs, ACT 2611**

**VERV**

**Townhouse For Sale**

Friday, 26 January 2024

32/8 Ken Tribe Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 119 m2**

**Type: Townhouse**



Jason Roses  
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**\$695,000+**

Nestled in the heart of Coombs, this beautiful two-storey home offers the perfect blend of modern comfort and convenient living. Complete with an inviting open-plan design, quality finishes, and thoughtful details. This three bedroom and two and a half bathroom residence is thoughtfully designed with the open plan living and ample storage throughout. The lower level is complete with spacious living, dining, and kitchen area that exudes warmth and comfort. The seamless flow creates a peaceful sanctuary for homeowners. With a convenient laundry, powder room, and internal access to the single-car garage, providing practicality. Upstairs has three bedrooms, all equipped with built-in robes. The main bedroom boasts a private ensuite and built in robes with large windows flooding the room with natural light. The home is complete with a private front courtyard that has recently been improved with fresh mulch ready for your personal touch. Currently rented for \$710 per week - month by month. Features Include: • Gorgeous two storey design with north facing living areas • 3 bedrooms and 2.5 bathrooms • Master bedroom with built in robe and ensuite • Front gated courtyard • Single garage with automatic doors and a single car port • Designer kitchen - stone benchtops, window splash back, quality AEG appliances and electric cooktop • AC units x2 in the living room and master bedroom • Window treatments, and storage throughout • Close proximity to Charles Weston School, Coombs local shops, Molonglo Medical Centre and fitness hub, Coombs childcare, and walking distance to Ruth Park Lake and Molonglo river. EER: 6 stars Living: 119.90m<sup>2</sup> Garage: 20.70m<sup>2</sup> Year Built: 2016 Rates: \$2,139.732 per annum approx. Land tax: \$2,674.02 per annum approx. Body Corporate: \$1,676 per annum approx.