## 32/96 Arthur Blakeley Way, Coombs, ACT 2611



## **Townhouse For Sale**

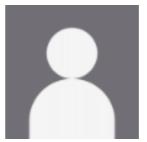
Wednesday, 17 January 2024

32/96 Arthur Blakeley Way, Coombs, ACT 2611

Bedrooms: 3 Bathrooms: 2 Parkings: 2 Area: 127 m2 Type: Townhouse



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## Offers Over \$649,000

Nestled down a quiet street, in the picturesque suburb of Coombs, the homeowners started a new chapter, intertwining their lives with modern comforts and the low-maintenance allure of a two-storey 'Villa Nova' townhouse. Positioned in a sought-after location, this dwelling became not just a home but a canvas for the couple's combined dreams and milestones. At the heart of this cleverly designed abode was a split-level layout that seamlessly blended modern living with convenience. The ground floor, bathed in natural light, housed the living and kitchen areas, fostering a sense of openness and flow throughout. The kitchen, making up the heart of the home, features a modern, aesthetically pleasing black and white theme, accented with stone benchtops and stainless-steel fixtures. High-end electric cooking appliances provide a culinary haven for creative pursuits while a Dishlex dishwasher ensures easy clean-up. Upstairs, a sanctuary awaited. Three bedrooms offer built in storage and ceiling fans, ensuring comfort and convenience for the whole family, while the centrally located main bathroom provides additional privacy for moments of rejuvenation. The master bedroom, complete with a private ensuite, two built-in wardrobes and incredible views, easily became the homeowners' favourite space. Each morning, the rising sun painted the room with warmth and light, creating a serene start to their day. As time unfolded, the townhouse evolved with the homeowners. The removal of carpet and the introduction of new flooring in the downstairs area marked a personal touch, transforming the space into a reflection of their chic, low-maintenance lifestyle. However, the appeal extended beyond the walls of this home. Right across the road, a scenic pond and walking trail offered a retreat for the homeowners, providing breathtaking views that became a part of their daily life. Excellent eateries, such as Eighty/Twenty and Tbone, offered outstanding dining experiences within walking distance, whilst the nearby shops offered day-to-day convenience. It was in this idyllic setting that the couple embarked on the journey of homeownership and laid the foundation for a myriad of memories. This townhouse, beyond its physical attributes, held sentimental value - it was the homeowners first joint purchase as a couple, a comforting place that witnessed the challenges of lockdowns during the covid pandemic, and a heartwarming home that cradled them through the early days of parenthood. In 2021, the couple decided to move on, turning the townhouse into a fruitful investment property as they pursued their next chapter - the dream of finding their family's forever home. Now five years after purchasing the townhouse, their decision to sell is not just a transaction, it's a continuation of their journey - a passing of the torch to another family eager to create their story within these walls. More Details:- Two-storey 'Villa Nova' townhouse- Three bedrooms ft. built-in wardrobes & ceiling fans- Master bedroom ft. private ensuite, two built-in wardrobes & split-system air-conditioner- Open plan living, dining & kitchen ft. high ceilings & split-system air-conditioner- Kitchen ft. stone benchtops, modern appliances, stainless-steel fixtures & soft-close drawers- AEG 600mm induction cooktop & oven-Dishlex dishwasher- Centrally located main bathroom (upstairs) ft. bathtub- Generous double car lock up garage ft. remote roller door & internal access- Low maintenance, secure, private front courtyard- Located across the road from Holden's Pond, Ruth's Park & walking trails-Within walking distance of local bars, cafes & restaurants inc. Twenty/Eighty & Tbone- Short commute to local grocers, shops, playgrounds & parks- Short commute to Denman Prospect Village Shops & Cooleman Court Shops- Approx. 5 minute drive to Stromlo forest park ft. walking & riding trails, & leisure centre inc. heated Olympic pool & gym- Approx. Living Size: 92sqm- Approx. Garage Size: 35sqm- Approx. Council Rates: \$552 p/q-Approx. Strata Levies: \$384.58 p/q- Approx. Sinking Admin Fund: \$205.12 p/q- Approx. Rental Return: \$620 - \$680 p/w