

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



Jonny Warren
0401452625



Sienna Sewter
0477139216

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