

33/1 Calaby Street, Coombs, ACT 2611

Townhouse For Sale

Tuesday, 14 May 2024



33/1 Calaby Street, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 96 m2

Type: Townhouse



Linda Lockwood
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Lauren McDonald
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\$720,000 - \$740,000

Privately placed in the premium Shoji complex, this charming terrace house in the popular suburb of Coombs. Featuring a monochromatic colour palette, combined with a clever layout to capitalise on the pristine views across the Molonglo Valley. The home offers a unique combination of quiet, private living and an enviable central location. The beautifully oriented open plan kitchen and living is an elegant space, capturing loads of natural light through floor to ceiling glass sliding doors, and delivers the perfect blend of indoor and outdoor living connecting to private terrace. Central to the space is a gorgeous, exposed timber staircase that leads to the bedroom accommodation. Upstairs, large windows connect beautifully to the surrounds with mountain views from the master, featuring a generous ensuite. The oversized second bedroom offers loads of cupboard space and is bathed in natural light. Coombs is very fortunate to be surrounded by outdoor lifestyle precincts, with easy access to Local shopping centres, schools, Ruth Park playground, Stromlo Recreational Sporting facility, forest tracks, bush reserves, Molonglo River and the Cotter. Brilliantly positioned in the centre of Canberra, the location offers the best of everything. Within close proximity to Weston, Woden and Belconnen shopping centres, main transport routes and the National Arboretum of Canberra. Surrounded by open green corridors, parks, nature reserves, cycle paths and sporting facilities close by. Immerse yourself in the amazing location and enjoy the nation's capital at its best. * Beautifully appointed two bedroom, two bathroom tri-level townhouse in the premium 'Shoji' complex - one of 45 in the complex* Spacious open plan kitchen and living room with exposed timber staircase feature and perfect northern aspect with winter sunshine warming the main living zone and gorgeous private terrace* Kitchen with stone bench tops, AEG appliances, induction cooking and ample bench space and storage* Warm and practical laminate flooring in the living areas and corridor - carpeted bedrooms* Floor to ceiling glass sliding doors to sunny private terrace with views across to black mountain* Full sized powder room on ground floor* Two good sized bedrooms on the upper lever both with huge built in robes and ceiling fans* Master with gorgeous views to the countryside, generous ensuite with heated floors* Main bathroom with heated floors* All year-round heating/cooling -split system in living room and main bedroom* Double tandem garage automatic door, internal access and tonnes of storage* European laundry on garage floor and ample storage throughout home* Double glazed windows* Secure gate entrance and small front courtyardEER: 6.0Strata: \$1,108pq (approx.)Rates: \$1,868pa (approx.)Land Tax: \$2,353pa (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.