

# 34 Taggart Terrace, Coombs, ACT 2611



## Townhouse For Sale

Thursday, 15 February 2024

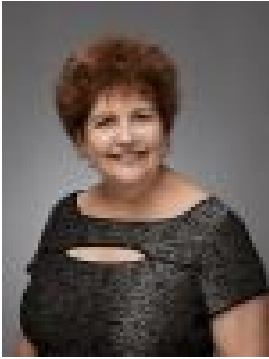
34 Taggart Terrace, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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**\$818,000**

No body corporate in this perfect small pocket of Coombs, surrounded by open parkland on three sides. This attractive three bedroom ensuite home is at the end of a row of separate title townhouses - which means more windows and more sun streaming in on the eastern side of the townhouse every morning. The north-facing orientation with views to Black Mountain Tower is simply perfect, with no western sun. These townhouses rarely come to the market and are always sought after by the astute buyers. In arrival, you have the benefit of a front courtyard, with privacy screens and a manicured hedge. Downstairs is an impressive, open plan kitchen with a 3 metre island and breakfast bar, plus a living area that is spacious and light filled. The powder room is essential for those visitors not needing to visit upstairs. The living area opens out onto a massive 69m<sup>2</sup> courtyard, perfect for outdoor entertaining, and a fenced yard. There is also a large double garage with automatic door. Upstairs, the main bedroom opens out onto a large north-facing covered balcony with views. There is an ensuite bathroom and walk-in robe off the main queen sized bedroom plus an additional built-in robe. Upstairs there is also another two bedrooms, both with built-in robes, and the main bathroom. Included in the home are ducted heating and cooling, stone bench tops to kitchen, bathroom and ensuite, stainless steel Smeg appliances, plus quality carpets and inclusions. The landscaping in both courtyards is designed specifically for easy maintenance, so your weekends can be spent relaxing. The minimal community title of Coombs Villas also creates a sense of community with some wonderful shared facilities including barbecue areas with seating, a car wash bay and a shared vegetable garden. Your new home - without a body corporate - is close to a range of lifestyle attractions including the picturesque Molonglo River and the spectacular views of Mount Stromlo, Black Mountain and the Brindabella ranges. Ride the mountain bike trails in Stromlo Forest Park, and explore the numerous walking and running trails. All this and still just a short drive to Woden and the City. Features Include:- Construction 2015- Community title - minimal outgoings- Perfect north orientation to the rear- Corner position with only one shared wall- Additional windows on east side of townhouse- No west facing walls- Open plan living with no lost hallway space- Ducted heating and cooling- Quality Smeg kitchen appliances- 3m island bench plus stone benchtops- Powder room downstairs- European laundry- Master bedroom with ensuite - Walk-in robe and additional built-in robe in master- Private master bedroom balcony- Views to Black Mountain from the master bedroom- Remaining two bedrooms with built-in robes- Large parcel of land for townhouse living- Ample storage space- Easy to maintain courtyards- Walking distance to Stromlo Cottage and three ponds- Walking distance to Coombs Children's Playground- Easy no-traffic-light egress from this part of Coombs. Living: 104m<sup>2</sup> Bedroom Balcony: 10m<sup>2</sup> Garage: 36m<sup>2</sup> Front Courtyard: 34m<sup>2</sup> Rear Courtyard: 69m<sup>2</sup> EER: 6 Land Size: 200m<sup>2</sup> Land Value: \$319,000 Rates: \$2,162 pa Community Title: \$13.45 per week (\$699.40pa) WS&S: \$187.77pq No body corporate Rent Appraisal: \$700-\$740pw Land Tax: \$709pq (only payable if rented) Note: all figures and measurements are approximate