

**35/21 Bakewell Street, Coombs, ACT 2611**



**Sold Townhouse**

Friday, 11 August 2023

35/21 Bakewell Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$738,000**

Positioned within a premier location in Coombs just moments from the Molonglo River Corridor, the Molonglo Nature Reserve and many fabulous playgrounds - this is a great place to call home. This modern townhouse offers both the convenience of an easy-care lifestyle and location while including quality and stylish finishes throughout. Freshly painted and offering thoughtful inclusions that make this home extra special. The open plan living area has a northerly aspect as does the lovely front courtyard which features a retractable awning and timber decking. All bedrooms are generously proportioned and include custom built-in wardrobes, while both bathrooms upstairs are nicely appointed and there is the convenience of a powder room on the lower floor. Now is the time to secure your new home in this super convenient location surrounded by so much amenity. - Beautifully presented - Sunny open plan living - Freshly painted - Double glazed windows throughout - Extra storage in kitchen and living room - Custom built wardrobes in each bedroom - Uninterrupted views to Black Mtn Tower from main bedroom - 2 x Reverse cycle air conditioners - Linen cupboard - Under stairs storage - Powder room downstairs - Retractable awning in courtyard - Large electric hot water system - NBN connected - FTTP (fibre to the premises) - Double remote garage with internal access - Storage shelves in garage - Crim-safe front screen door - Proximity to: - Charles Weston Primary School - Coombs Early Learning Centre - Molonglo Heath Hub - Coombs Local Shopping Centre featuring: - Two grocery stores - Takeaway Pizza - 80/20 café - T-Bone restaurant - Bottlemart - Excellent playgrounds - Roads accessing Canberra's North and South - Stromlo Forest Park Recreation facility - Stromlo Leisure Centre

**ADDITIONAL INFORMATION:** Block: 1 Section: 24 Unit: 35 Unit Plan: 4379 Year Built: 2017 Unit size: 128m<sup>2</sup> Land Rates: \$1963.94 p/q Land Tax: \$2379.11 p/q (if rented) Water: \$182 p/q Body Corp Fees: \$456.78 p/q Body Corp Manager: LJ Hooker Strata Body Corp Contact: Rebecca Hartas 1800 383 333