

36/8 Ken Tribe Street, Coombs, ACT 2611

VERV

Townhouse For Sale

Sunday, 10 March 2024

36/8 Ken Tribe Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 120 m2

Type: Townhouse



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\$695,000 - \$730,000

Located in the heart of Coombs, this gorgeous two-story home is the ideal fusion of contemporary comfort and convenient living. Featuring an inviting open-plan layout, premium finishes, and thoughtful accents. This three-bedroom, two-and-a-half-bathroom home is crafted with an emphasis on open-plan living and ample storage throughout. The ground floor is complete with spacious living, dining, and kitchen areas, radiating a cozy ambiance and seamless connectivity. Offering practicality, the lower level also includes a laundry, powder room, and internal access to the single-car garage. Upstairs you will find three bedrooms, each with built-in wardrobes. The master bedroom showcases an ensuite and ample built-in storage, complemented by expansive windows bathing the space in natural light. Completing the home is a private front courtyard, adding a touch of seclusion and charm. Features include:

- Gorgeous two storey design with north facing living areas
- 3 bedrooms and 2.5 bathrooms
- Master bedroom with built in robe and ensuite
- Front gated courtyard
- Single garage with automatic doors and a single car port
- Designer kitchen - stone benchtops, window splash back, quality AEG appliances and electric cooktop
- AC units x2 in the living room and master bedroom
- Window treatments, and storage throughout
- Close proximity to Charles Weston School, Coombs local shops, Molonglo Medical Centre and fitness hub, Coombs childcare, and walking distance to Ruth Park Lake and Molonglo river.

EER: 6 stars
Living: 120.1m² approx. Courtyard: 21.50m² approx. Garage: 20.70m² approx. Year Built: 2016
Rates: \$2,139.732 per annum approx. Land tax: \$2,674.02 per annum approx. Body Corporate: \$1,676 per annum approx.