

# 36 Chanter Terrace, Coombs, ACT 2611



## Sold Townhouse

Friday, 29 September 2023

36 Chanter Terrace, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

36 Chanter Terrace is an innovative and expansive four bedroom, plus rumpus and three bathroom residence that will redefine your expectations. Showcasing fantastic finishes and light-filled spaces, the flowing floorplan with multiple living zones, generously-proportioned bedrooms, a choice of two master bedrooms with ensuites, and two outdoor entertaining areas, delivers house-sized living and cosmopolitan convenience with plenty of flexibility for families. Appreciate the light and space of the central living and dining domain on the ground floor that offers a delightful connection to two courtyards; the back with deck to elevate your entertaining credentials, and the front, a lovely green space with a gate to the footpath on Chanter Terrace. Back inside, the dazzling stone kitchen serves as the social centrepiece of the open plan living, beautifully appointed with a walk-in pantry under the stairs, an abundance of cupboards/drawers, an island bench with breakfast bar, and quality stainless steel appliances including a 900mm Smeg gas cooktop and 900mm oven, and a Bosch dishwasher. The laundry, located behind the kitchen, has built-in storage, an adjoining toilet with wash basin, and access to the rear deck. A king sized bedroom is also found on the ground floor - the first master bedroom with sliding door access to the rear entertaining deck, a wall length robe and an ensuite which is lavishly tiled, has a generous shower, toilet and single basin vanity. Upstairs, the comfortable luxury continues with a further three generous bedrooms including a second master with a walk-in robe and ensuite with dual basin vanity, an elegant family bathroom, and the versatility of a retreat room/rumpus with wet bar and balcony access (could be walled-off and made into another bedroom if required). The irresistibly chic finishes and fixtures are everything you'd come to expect too, comprising double-glazed windows and sliding doors, ducted reverse cycle air-conditioning and ceiling fans, quality bedroom carpets, some electric window furnishings, and a remote double garage with extra storage space and access through the back courtyard to the home. Within walking distance to Holdens Creek/Pond, playgrounds, walking trails, reserve, the Molonglo River, and Stromlo Forrest Park and Leisure Centre, this is contemporary and connected living at its finest. EER 6.0

Why this townhouse is solely for you: \* Gorgeous four bedroom town residence offering the ultimate lifestyle package with its stylish and light-filled interior, ideal for family living and entertaining when desired \* Community tile scheme no.26 - low annual fees (\$590.12 approx) \* Dual level floor plan \* Incredible downstairs open plan living/dining domain with a stacker doors opening to the front landscaped courtyard with grassed area and gorgeous established plants \* Amazing kitchen that would make any 'MasterChef' happy to cook in, complete with a walk-in pantry under the stairs, an abundance of cupboards/drawers, stone benchtops including an island bench with breakfast bar, and quality stainless steel appliances including a 900mm Smeg gas cooktop and 900mm oven, and a Bosch dishwasher \* Sizeable laundry with built-in storage, external access to the rear deck and courtyard and an adjoining powder room with wash basin \* Downstairs, first master bedroom, with external access to the rear deck/courtyard, a built-in-robe and a well presented ensuite bathroom with floor-to-ceiling tiling and quality fixtures \* The upper level of the home incorporates three additional robed bedrooms including the lavish second master bedroom with plantation shutters, a walk-in-robe and an ensuite with a dual basin vanity and floor-to-ceiling tiling \* A central bathroom services the remaining bedrooms \* Versatility of a second living room/rumpus upstairs with balcony access (could be walled-off and made into another bedroom if required) \* Wet bar (cabinetry with sink and tap) in the upstairs hallway \* Double-glazed windows and sliding doors, a Daikin ducted reverse cycle air-conditioning system and ceiling fans ensure that you will be able to live comfortably throughout the year \* Video intercom \* Quality window furnishings including plantation shutters, and blinds (including Electric roller blinds downstairs that can be raised or lowered at the push of a button) \* Remote controlled double garage with extra storage space and access through the landscaped back courtyard to the home \* Great location close to Holdens Creek/Pond, playgrounds, walking trails, reserve, the Molonglo River, and Stromlo Forrest Park and Leisure Centre \* Townhouse size (approx.) - Lower Level: 79.50m2, Upper Level: 79.50m2, Garage: 37.00m2