

36 Taggart Terrace, Coombs, ACT 2611

House For Sale

Saturday, 13 April 2024



36 Taggart Terrace, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Lisa Silberberg
0416227666

\$785,000+

Settle into the peaceful ambience of your own terrace in Molonglo Valley. Contemporary design with stylish finishes throughout create the perfect home for live in owners and tenants alike. Experience serenity the moment you step inside with vast the open space and natural light welcoming you home and drawing you in at the end of the day. The entertainer's kitchen is a spacious and well-appointed culinary space designed to facilitate gatherings and socialising. From serving as a breakfast bar or buffet station to providing extra seating for guests, the expansive stone island bench is supported by an abundance of under bench cabinets and draws and is certain to excite the largest of families. At the top floor the bedroom layout offers much privacy with the master bedroom enjoying a walk-in robe, own bathroom and covered balcony. The ground floor delivers open design, internal laundry and powder room. More than just a terrace, this is a haven to call your own. Whether you're a new family, astute investor, a dynamic professional duo or are simply in pursuit of a serene seclusion, 36 Taggart Terrace, Coombs, delivers an impeccable fusion of contemporary living and serenity. Contact Lisa Silberberg at 0416227666 to arrange a viewing and step into your next chapter of blissful living.

The Perks: • Street facing allowing simple street parking and access for guests • Ground floor living seamless indoor-outdoor flow • Northerly aspect to the rear • Dual courtyards with a raised deck for entertaining • Kitchen with stone benchtop, picture window, pantry and plenty of under bench and overhead cabinets and draws • Segregated bedrooms • Master suite with walk-in robe, ensuite and balcony • Open plan design • Internal laundry, powder room and linen closet • LED lighting • Double garage with remote access • Separate toilet • Ducted reverse cycle heating and cooling • Gas cooktop and electric oven + dishwasher • Short drive to local schools and shops • Easy access to main arterial roads and public transport

The Numbers: • House: 104m² • Balcony 10m² • Garage: 36m² • Block: 199m² • EER: 5.5 • Year of construction: 2015 • Community Title 699.40 per annum • Rates: \$540 quarter (approx) • Land Tax: \$763 quarter, if rented (approx) • Currently leased \$630 pw until

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.