

37/1 Arthur Blakeley Way, Coombs, ACT 2611

MY MORRIS

Sold Townhouse

Tuesday, 15 August 2023

37/1 Arthur Blakeley Way, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$695,000

My new owners will love: - My lovely north-east aspecting for endless natural light- My fabulous location within walking distance of the Charles Weston School and the now bustling Coombs Shopping Centre- My easy-care design and comfortable lifestyle Nicely appointed and thoughtfully designed, this three-bedroom ensuite townhouse is perfect for families wanting an ultra-modern home in a hyper-convenient location. With public transport right near your doorstep and just a simple stroll to Charles Weston Primary - this central location also has easy access to Canberra City, Woden, Belconnen, Manuka, the Parliamentary Triangle and more! Location perfect, just 500 metres to the now bustling Coombs Shopping Centre, you will love being a short walk to the newly opened Eighty/Twenty Cafe, T-Bone Pub, liquor store and grocer. With a backdrop of Mt Stromlo, Black Mountain, the Aboretum and the Molonglo River, it is clear why this suburb is ever popular. A true lifestyle offering, it is the perfect balance between convenience and tranquility. As you enter through the front courtyard garden, you will appreciate the absolute privacy of the space. North facing and filled with natural light, it is the perfect space to enjoy a morning cuppa or entertain family and friends year round. Designed with easy-care and comfortable living at the forefront, double glazed windows and a quality build contribute to the 6 star energy rating. If you have been searching for an established townhouse in a wonderful location, be sure to inspect 37/1 Arthur Blakeley Way, Coombs. My features include: • AEG multifunction electric oven • AEG multifunction dishwasher with 5-star WELS rating • AEG gas cooktop • Externally ducted range hood • Double bowl kitchen sink • Premium 2-Pac joinery • Double glazing throughout • Internal access lockup garage • Stone benchtops • NBN enabled Living size: 115m² (approx) Garage size: 21m² (approx) Rates: \$515 per quarter Body corporate: \$548 per quarter Land tax: \$630 per quarter (if rented out) Built: 2016 EER: 6.0