

**37/18 Cornelius Street, Coombs, ACT 2611**



**Sold Townhouse**

Friday, 11 August 2023

37/18 Cornelius Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

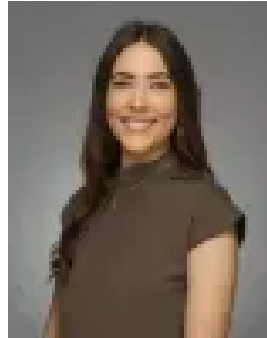
**Parkings: 1**

**Area: 117 m2**

**Type: Townhouse**



Sean Rogers  
0262885009



Huntah Morton  
0262885009

## Contact agent

ALL REASONABLE OFFERS CONSIDERED.PLEASE CONTACT THE AGENT FOR INSPECTION OPPORTUNITIES  
Set over two levels, this near new, immaculate three bedroom, two bathroom townhouse offers a practical and spacious floorplan.On the ground floor is a well laid out, open plan kitchen, powder room, dining and living area which opens out to a secured courtyard. The kitchen includes stainless steel appliances, integrated dishwasher, in built convection microwave, gas cooktop, double sink and modern fixtures, while the laundry is also discreetly located here behind folding doors. The floating timber floorboards on this level also provide a warm feel and low maintenance living.Upstairs are three generous bedrooms two with built in wardrobes and the main bedroom includes a good sized ensuite. The main bathroom is also located on this level which includes a generous shower, toilet, and vanity.Other features include large windows for plenty of natural light throughout, single lock-up garage with internal access, ducted heating and cooling to keep you comfortable all year round, and a neutral colour scheme to suit any furnishings.An ideal property for owner occupiers as well as investors seeking an excellent return.Features:• Three spacious bedrooms • Main bedroom with ensuite • Generous main bathroom • Open plan kitchen and living • Integrated dishwasher • Built-in convection microwave • European style laundry • Floating timber floorboards downstairs • Carpet upstairs • Ducted heating and cooling • Single lock-up garage with internal access • Powder room on the ground floor • North facing • Solar ready • Communal BBQ area • Woolworths Metro nearing completion is close by • Close to local shops, schools, and playgrounds plus wetlands • Nearby to Weston Creek shopping precinct, Woden and public transport.EER: 6.0 Living: 98m2 (approx) Courtyard: 23m2 (approx) Garage: 19m2 (approx) Rates: \$540pq (approx) Strata: \$442pq (approx)