

**38/1 Calaby Street, Coombs, ACT 2611**

LUTON

**Sold Townhouse**

Thursday, 10 August 2023

38/1 Calaby Street, Coombs, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Contact agent

You can call home, this modern lifestyle one-bedroom townhouse. This gorgeous home offers, an open plan living area, good size kitchen with quality appliances, and ample storage. A powder room downstairs, an enclosed courtyard, a reverse cycle cooling and heating, and one covered car park with storage are some other features of this beautiful home. Shoji is a boutique development and represents the future of community living in Canberra, with remarkable views of the Molonglo Valley. A short drive to the City Centre and Canberra's finest entertainment area positions Shoji as a premium development in the region. Inspection is highly recommended! Features include: - One bedroom - Two toilets - Modern kitchen with ample storage - Reverse cycle cooling and heating - Powder room downstairs - Enclosed courtyard - Car park with storage - Close to all amenities - EER: 6 - Rental appraisal: \$500 pw - Body corporate: \$563 pq approx. - Rate: \$415 pq approx. - Land tax: \$510 pq approx.