

39/1 Gifford Street, Coombs, ACT 2611

LUTON

Townhouse For Sale

Thursday, 21 December 2023

39/1 Gifford Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: Townhouse



Josh Wilson
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Auction

The first open home will be on January 13. Please contact me for a private inspection, if you wish to view before then. This exceptional two-storey townhouse is conveniently located in the heart of Coombs close to schools, cafes, Woolworths Metro and Ruth Park play space. Perfect for a young family or someone looking for an easy life style. Spread over two levels, the lower level of the home features spacious open-plan living areas with an easy-care courtyard with artificial grass creating a lovely indoor/outdoor flow. The kitchen is modern and well-equipped with Bosch appliances, a gas stove, dishwasher, stone benchtops and a feature window. A powder room on the lower level is not only convenient but ideal for when entertaining guests. The three bedrooms are located on the upper level, and each have built-in wardrobes with the master bedroom featuring a balcony and good size ensuite and the other two bedrooms utilising the main bathroom with bathtub, and the separate toilet. Year-round comfort is provided to both levels by the ducted and zoned reverse cycle heating and cooling system. Whether you are looking for your first home or just a home to enjoy without the hassle of a large block or older construction, 39/1 Gifford Street is the perfect modern home. Features:- Convenient location- North facing to the rear- Two-storey home- Spacious, open-plan living areas- Modern kitchen with good bench and storage space- Bosch appliances including a gas stove- Fisher and Paykel double drawer dishwasher- Stone bench tops- Downstairs powder room- Master bedroom with walk-in wardrobe, ensuite and balcony- Bedrooms two and three with built-in wardrobes with mirror doors- Main bathroom with bathtub- Separate toilet- Ducted and zoned reverse cycle heating and cooling- Solar hot water- NBN fibre to the premise- Private front courtyard easy care gardens - Sunny rear courtyard- Double garage with automatic door- Walking distance to Coombs Shops, Koko Molonglo and Woolworths Metro, nature trails, Holden's Creek, Ruth Park and Charles Weston School EER: 5.5 Living Size: 137m² (approx.) Garage Size: 38m² (approx.) Courtyard sizes: 26m² and 23m² (approx.) Rates: \$2,262 p.a (approx.) Body Corporate Fees: \$3,428 p.a (approx.)