

**39/8 Ken Tribe Street, Coombs, ACT 2611**

**Townhouse For Sale**

Tuesday, 5 March 2024



**39/8 Ken Tribe Street, Coombs, ACT 2611**

**Bedrooms: 3**

**Bathrooms: 2**

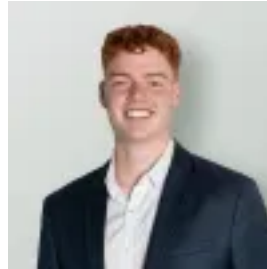
**Parkings: 1**

**Area: 118 m2**

**Type: Townhouse**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$690,000 - \$730,000**

Whether you're an investor, first home buyer or a downsizer, this beautifully appointed townhouse on Ken Tribe Street in Coombs is the perfect opportunity to secure your new home. Situated in the heart of Coombs, this stunning three bedroom townhouse offers an abundance of natural light throughout the day, with the front of the property and main living area all facing north. The home itself offers a large open plan living/lounge area that flows nicely into the open plan kitchen on the ground level. Within the upgraded kitchen you are provided with electric cooktop, oven, rangehood, dishwasher and great space across your benchtop for food prep and serving. Great sized separate laundry with additional toilet on the ground level makes an ideal set up. The property also is secured with a single car garage with internal access. Out the front of the property, you have a lovely private courtyard area with access through the front gate and front main living space. The bedrooms are all located on the top floor which allow for plenty of natural light, and great separation from the main living space. All bedrooms offer BIRs and the two bathrooms have great sized showers with modern styling. Location wise is another key point, this home offers the perfect blend of suburban tranquility and urban convenience. Explore nearby parks, schools, shops, and amenities, with easy access to major transport routes for seamless connectivity to the rest of Canberra. \* North facing aspect\* Built in 2016\* 118sqm internal living\* High growth location and layout (3 bed)\* Perfect live in or rent out opportunity\* EER - 6.0\* Three bedrooms with BIRS and great natural light\* 2 modern styled and well appointed bathrooms\* Secure single car garage with internal access\* Separate laundry with additional toilet downstairs\* Abundance of stone bench tops\* Split system unit in main bedroom and downstairs lounge room\* North facing private courtyard\* Currently tenanted\* Perfectly positioned in a newly developed region close to shops, schools and transport Rates: \$2,139pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.