

3A Cornelius Street, Coombs, ACT 2611



Sold Townhouse

Friday, 8 March 2024

3A Cornelius Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 125 m2

Type: Townhouse



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Discover effortless living in this modern three bedroom corner townhouse with only 1 direct neighbour, allowing additional light and windows to be placed throughout the townhouse. This home offers unparalleled convenience, situated within a stone's throw of Charles Weston School, Coombs shops, and the sprawling expanse of Stromlo Forest Park. Boasting two private courtyards, this townhouse presents endless opportunities for year-round outdoor gatherings. The ground floor features dual living areas, seamlessly connected to the open-plan kitchen and dining area, which flows effortlessly onto the rear courtyard. Adorned with stone benchtops and Ariston appliances, the kitchen is both stylish and functional. A powder room and European laundry add to the practicality of the ground level layout. Ascending to the first floor, discover three generously sized bedrooms, each equipped with built-in wardrobes featuring mirrored doors. The master bedroom boasts built-in wardrobes and ensuite, while the main bathroom provides convenience for the remaining two bedrooms. Experience year-round comfort with ducted reverse cycle air-conditioning throughout. This home is tailor-made for those seeking a convenient lifestyle, ideal for first-time buyers or young families eager to embrace all that the Molonglo Valley has to offer. With scenic walking trails, mountain bike paths, the Stromlo Leisure Centre, and easy access to major roads, this sought-after locale promises a harmonious blend of convenience, recreation, and relaxation.

- 3-bedroom corner townhouse
- 2 bathrooms + Powder room on ground floor
- 2 Separate living spaces
- 2 private courtyards
- Additional windows throughout
- Ducted reverse cycle air-conditioning.
- Internal access to the garage
- Ample storage throughout, including linen cupboard, under stair storage

Living: 125sqm
Combined courtyards: 42sqm
EER: 6.0
Strata: \$2,466pq (approx.)
Rates: \$2,092pa (approx.)
Land Tax: \$2,602pa (approx. if rent out)

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