

3D Cornelius Street, Coombs, ACT 2611

LUTON

Townhouse For Sale

Friday, 22 December 2023

3D Cornelius Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 153 m2

Type: Townhouse



Josh Wilson
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\$749,000+

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 three-bedroom home is conveniently located in a quiet Street in Coombs, within walking distance of Charles Weston School, Coombs shops and on the doorstep of Stromlo Forest Park. The townhouse is surrounded by two private courtyards, giving you year-round outdoor entertaining options. The ground floor has two separate living spaces with the open plan kitchen and dining opening onto the rear courtyard. The kitchen is well equipped with stone benchtops and Ariston appliances. A powder room and European laundry are also conveniently located on the ground level. On the first floor, three generous size bedrooms all have built-in wardrobes with mirrored doors. The main bedroom includes two separate built-in wardrobes and a stylish ensuite. The main bathroom is centrally located, with modern black tapware and floor-to-ceiling tiles. This home is finished to a high standard throughout with premium inclusions including Arlec Grid Connect smart LED lights, quality carpets and a 10kw solar system will help keep the electricity bills down. Ducted reverse cycle air-conditioning provides year-round comfort. This home offers a convenient lifestyle and is ideal for the first home buyer or a young family looking to move into the Molonglo Valley. It offers its future owners a lifestyle of convenience, recreation and relaxation. The area is highly sought after with scenic walking tracks and mountain bike trails, Stromlo Leisure Centre, and easy access to major roads all within close proximity. Built in 2020 and with one live-in owners this property is in as new condition and not to be missed. Features:- 10 KW Solar system- Double glazed- Three generously sized bedrooms all with built-in wardrobes- Modern bathrooms- Downstairs powder room- Open-plan living and dining areas- Two separate living spaces- Stone bench tops- Ariston stainless steel appliances- Pendant lights in the kitchen- European laundry- Ducted reverse cycle air conditioning- Arlec Grid Connect smart LED lights- Two courtyards- Double garage with internal access and automatic door- Roller Blinds- Walking distance to nature trails, Holden's Creek and Charles Weston School. EER: 6 Living Size: 119m² (approx.) Garage Size: 34m² (approx.) Courtyards Size 36m² (approx.) Rates: \$2,152p.a (approx.) Body Corporate Fees: \$2,641p.a (approx.)