

4 Taggart Terrace, Coombs, ACT 2611

VERV

House For Sale

Saturday, 18 November 2023

4 Taggart Terrace, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

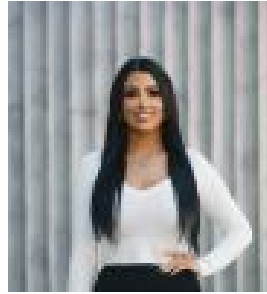
Parkings: 2

Area: 104 m2

Type: House



Jason Roses
0431419847



Sharna Sinclair
0261763476

Auction

Architecturally designed, this gorgeous two-story home is in a sought-after position. Located in the heart of Coombs, this superbly constructed home offers double glazed windows, engineered timber floors, quality window treatments, zoned heating and cooling, and views at the rear. Number 4 is an executive, three-bedroom, two and a half bathroom residence, with an ensuite and balcony off the master bedroom, creating a peaceful sanctuary for homeowners. Flushed with features, this property includes a north facing living area which ensures sunlight, double garaging with automatic doors, and a designer kitchen. The kitchen boasts 20mm stone benchtops, a window splash back, quality SMEG appliances, gas cooktop, and ample storage throughout. Its indoor living seamlessly transitions to an impressive 69m² outdoor entertaining area, with timber decking and a built-in spa - the perfect space for hosting friends or relaxing with the family. Located within walking distance of the newly opened Woolworths Metro, BWS, and Aldi, and is flanked by biking and walking trails, playgrounds, local primary schools and dog parks. Number 4 is an opportunity not to be missed. Features Include:

- Gorgeous two storey design with north facing living areas
- Double glazed windows and engineered timber flooring
- 3 bedrooms, 2.5 bathrooms
- Master bedroom with walk-in-robe, ensuite, and north facing private balcony
- 2 entertaining areas (front & rear), front with mature hedges
- Double garage with automatic doors
- Designer kitchen - stone benchtops, window splash back, quality SMEG appliances and gas cooktop
- Air conditioning (heating and cooling)
- Huge 69m² outdoor entertaining deck with built-in spa bath
- Quality LED lights, window treatments, and storage throughout
- Residents only BBQ and entertaining area
- Community title (low fees, minimal time and maintenance impost)
- Short walk to new local shops, Woolies Metro, pharmacy, BWS & Aldi, local schools, and dog parks
- Moments from Stromlo Leisure Centre (pool), Stromlo Forest Park.

Community Title Fees: \$181 per quarter approx. (great value) EER: 6 stars Living: 104m² approx. Garage: 36m² approx. Front Courtyard: 34m² approx. Rear Courtyard: 69m² approx. Block: 200m² approx. Rates: \$2,162 per annum approx. Land Tax: \$3,055 per annum approx. (paid by investors only) Land Value: \$319,000