

40/1 Calaby Street, Coombs, ACT 2611

LUTON

Sold Townhouse

Monday, 14 August 2023

40/1 Calaby Street, Coombs, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m²

Type: Townhouse

Contact agent

This funky one-bedroom loft style terrace home is located in the premium Shoji complex in Coombs. It features a lovely northly aspect, quiet and secluded, stunning views across the Molonglo Valley and is surrounded by walking and mountain bike trails and parkland. With a huge north facing window and an open plan kitchen and living room you will be able to enjoy the winter sun and plenty of natural light flowing throughout the home. The modern kitchen is equipped with induction cooktop, AEG appliances, soft close cabinets and stone bench tops. The upper floor has a generous bedroom with a built-in wardrobe and stylish bathroom with floor to ceiling tile and matte black Caroma tapware. Other features include double glazed windows, a private courtyard, reverse cycle air-conditioning and a secure underground car park and storage. Conveniently located within walking distance to Coombs shops, Charles Weston School, Club Lime, Molonglo Valley Medical Centre and surrounded by scenic walking and mountain bike trails at your doorstep, Stromlo Leisure Centre, and easy access to major roads, under 5 mins drive to the new Koko Molonglo shopping precinct, 15 mins CBD and 12 mins to Westfield Woden, 14 mins Westfield Belconnen and 12 mins to Anu. FEATURES: -Built in 2022-Elevated position in North Coombs-High quality finishes-Double glazing-Private courtyard-AEG appliances-Soft-close joinery-Floor-to-ceiling tiles in the bathroom-Matte black Caroma tapware-Timber floors-Secure underground carpark and storage- Reverse cycle split system -Award winning builder - Core Developments EER: 5.5 Living Size: 70m² (approx.) Courtyard: 18m² (approx.) Land Rates: \$1,667 p.a (approx.) Body Corp: \$2,252 p.a (approx.)