

40 Edgeworth Parade, Coombs, ACT 2611

LUTON

Townhouse For Sale

Thursday, 9 November 2023

40 Edgeworth Parade, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



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\$989,000

40 Edgeworth parade is a stunning four-bedroom, light filled townhouse boasting unimpeded breathtaking views of the Molonglo Valley. Step inside and be welcomed by the spacious, light filled, open plan living and kitchen area which opens seamlessly to an outdoor entertaining area complete with timber deck, bar and BBQ - Perfect for unwinding and watching the sun set over the Molonglo Valley. The kitchen comes complete with a five-burner gas cooktop, modern kitchen appliances, stone benchtops, butler's pantry and ample storage space. The well sized media room opens on to a second private courtyard which has access to the secure double lock up garage. This well-designed residence has maximised space and practicality throughout. The laundry is located on the ground floor and has a large storage cupboard. Upstairs, four generous sized and light filled bedrooms come complete with built-in wardrobes, offering a quiet retreat. They are complemented by a bathroom with modern fixtures and features as well as a separate bath and shower. The Master bedroom is the highlight. Not only does it feature a walk-through robe and ensuite, but the sliding doors open onto the balcony which boasts gorgeous views of the Molonglo Valley. The residence is conveniently located close to shops, local schools, fitness centres, playgrounds, bike paths, walking trails, Stromlo Park, Aquatic centre, arterial roads to Western Creek, Woden and the CBD with Bus services. Secure your opportunity to own this stunning north-facing townhouse, nestled in the highly sought after and premium suburb of Coombs. Contact me for a private inspection.

Property Features:
Construction: 2016 EER: 6 Stars Land Tax: \$3,055 (approx.) for investors only Rates: \$540.73 / quarter approx. Levy: \$146.53 / quarter approx. Separate title Rental Appraisal: \$750 - \$800 week Block: 199m² approx. Upper Residence: 81.02m² approx. Lower Residence: 81.02m² approx. Garage: 37.02m² approx. Total: approx. 199,06m² UV: \$319,000 (2023)

Features: - Zoned ducted heating and cooling - 5 Burner gas cooktop - Electric oven - Dishwasher - Laundry and Powder room downsatirs - Video intercom - Alarm system - Open plan kitchen and living area - Low maintenance - Two separate living areas - Unimpeded views of the Molongolo Valley - Ample storage throughout - Private courtyard - High ceilings - Automatic garage doors - Outdoor entertaining area with deck and bar complete with gas BBQ - Easy commute to local schools, Mount Stromlo Leisure Center, shops, bike paths and walking trails