

41/2 Newchurch Street, Coombs, ACT 2611

TIMOTHY R^D

Unit For Sale

Wednesday, 24 April 2024

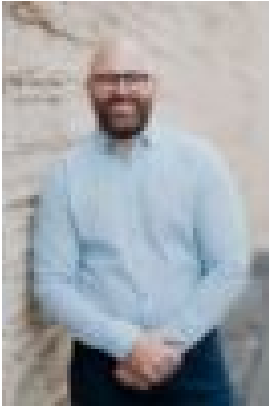
41/2 Newchurch Street, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Tim McInnes
0401097568



Annabelle McInnes
0419144208

\$530,000 +

The road home...Nestled in the most prestigious part of the complex, this stunning ground floor corner apartment presents an unparalleled opportunity. It combines effortless access with captivating garden vistas, creating a serene and upscale living environment ideally suited for those who cherish privacy and the beauty of lush, green spaces. As you enter, the home welcomes you with an open-plan living area that perfectly captures the picturesque outdoor scenery. This space is elegantly paired with a sophisticated kitchen, equipped with stone benchtops, quality appliances, and a convenient breakfast bar, ideal for casual dining or morning coffee. Large glass sliding doors open from the living area to a spacious courtyard, offering a seamless transition between indoor and outdoor living and an exquisite setting for hosting gatherings. The master bedroom is a true retreat, featuring soothing aesthetics, an ensuite for added luxury, and direct access to the tranquil courtyard, inviting you to unwind in privacy and comfort. Further explore the home to find an inviting main bathroom that includes a European laundry setup, enhancing functionality without compromising style, alongside a generously sized second bedroom. The road ahead...Quietly positioned away from the main roads and accessed via a peaceful common courtyard or the side front door, this apartment ensures a calm and quiet ambiance. Additional high-end features include double-glazed windows for optimal insulation, a reverse cycle air-conditioning unit, and secure double underground parking, all designed to provide a lifestyle of convenience and quality. The local area offers a vibrant lifestyle with new shops, reputable schools, abundant parks, and the recently opened Mount Stromlo Aquatic Centre, all contributing to a community-rich living experience. Embrace a life of elegance and convenience in this exquisite apartment, where location and luxury converge. Quality features include... * Corner ground floor position* Double glazed windows* Open-plan living room* Secure private courtyard* Reverse cycle air-conditioning unit x 2 (living and main bedroom)* His and hers closet in master bedroom* Dual access to stunning rear courtyard* Crimsafe branded security screens on all windows and master sliding door* Main bathroom with European laundry* Added storage in laundry* Lift access to secure parking for two cars, plus storage cage* Conveniently located close to shops, schools, walking trails Living area: 74m² (approx.) Courtyard: 22m² (approx.) Rates: \$460.00 per quarter (approx.) Body Corporate: \$991.69 per quarter (approx.) Land tax: \$555.86 per quarter (approx.) Currently rented at \$580.00p/w, with a periodic (month to month) lease