

# 46/8 Ken Tribe Street, Coombs, ACT 2611

## Terrace For Sale

Wednesday, 12 June 2024



46/8 Ken Tribe Street, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type: Terrace**



Lisa Silberberg  
0416227666

## Auction 26/06/2024

Settle into the serene ambience of your easy care home within the Molonglo Valley. The contemporary design and stylish finishes make it an ideal home for both live-in owners and investors. Over two expansive levels, the four-bedroom home provides a clever, segregated floor plan, offering much privacy and plenty of space for the largest of families. Through large double-glazed windows enjoy the simplicity of inside-to-outside living at the landscaped courtyard/alfresco that's perfect for entertaining. The open-plan lounge, dining, and kitchen area is filled with natural light. The chef's kitchen boasts a large island with stone benchtops, AEG appliances, and ample pantry storage. Upstairs, the master bedroom has an ensuite and wall-to-wall built-in robes. The remaining three bedrooms each have built-in robes. A main bathroom with a separate toilet and plenty of storage cupboards completes the upper floor. Additional features include split system R/C air conditioning, an electric water heater, LED lighting, double block-out blinds, floating vinyl floors downstairs, carpet upstairs, and porcelain tiles in wet areas. A powder room, laundry, and extra storage are found downstairs. The double garage has internal access and remote control, with an extra driveway and off-street parking. Conveniently positioned at the end of the complex and sharing only one common wall.

The Perks:

- Street facing allowing simple street parking and access for guests
- Open plan design with seamless inside-outside flow
- 6.6KW solar panels
- Wrap around courtyard
- Full laundry + ground floor powder room
- Kitchen with stone benchtop, pantry and plenty of under bench and overhead cabinets and draws
- Master suite with walk-in robe and ensuite
- LED lighting
- Double garage with remote access + off street parking
- Ducted reverse cycle heating and cooling
- Short drive or walk to local schools and shops
- Easy access to main arterial roads and public transport

The Numbers:

- House 168m<sup>2</sup>
- Garage 41m<sup>2</sup>
- Body Corp: \$521 per quarter (approx)
- Rates: \$583 per quarter (approx)
- Land Tax: \$741 per quarter (approx)