

5/15 Calaby Street, Coombs, ACT 2611



Townhouse For Sale

Friday, 17 May 2024

5/15 Calaby Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 193 m2

Type: Townhouse



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AUCTION

Welcome to 5/15 Calaby Street, a meticulously designed, tri-level town home offering unparalleled views looking out to Black Mountain tower. Perfectly positioned to capture the essence of a north-east aspect, this residence exemplifies chic contemporary living at its finest. Situated within the tightly held 'Hadlow' development, each level of this residence has been thoughtfully curated to provide unrivalled luxury and comfort. The first floor is where your family will spend most of their time. On this floor, the open plan living and dining enjoy immaculate views whilst encompassing the kitchen. The kitchen features quality stainless-steel appliances, sleek stone benchtops, breakfast bar, and an abundance of cupboard storage. Flowing through, the sliding doors take you out to the sizeable north-east facing balcony. Bedroom accommodation is spread across two levels. The ground floor is where one of the bedrooms is located. This bedroom is inclusive of a built-in robe, and sliding door access to the private courtyard. This floor is also where you'll find the third bathroom and laundry. The top floor is where the two other bedrooms are located. The primary bedroom is generous in size whilst including a built-in-robe, ensuite, study nook and sweeping views. The second bedroom is also sizeable and holds a built-in robe. This floor is where the third bathroom is located. You will be delighted to find that you have the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct just a few minutes away, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.* Three-bedroom, three-bathroom town-home* 193sqm total living area, 161sqm of internal living including garage, 32sqm of outdoor living* North-east aspect* Terrific uninterrupted views to Black Mountain tower* Open plan living and dining flowing to the balcony* Kitchen featuring quality stainless-steel appliances, sleek stone benchtops, breakfast bar, and an abundance of cupboard storage* Primary bedroom inclusive of a built-in robe, ensuite, study nook and sweeping views* Second bedroom is sizeable and inclusive of a built-in robe* Ground level is inclusive of a built-in robe, and sliding door access to the private front courtyard* Ducted reverse cycle heating/cooling* Freshly painted throughout * Automatic double garage with internal access * Built in 2021 Strata: \$1,061pq (approx.) Rates: \$506pq (approx.) Land Tax: \$652pq (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.