

6 Chanter Terrace, Coombs, ACT 2611

LUTON

House For Sale

Friday, 5 April 2024

6 Chanter Terrace, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 199 m2

Type: House



Josh Wilson
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Kym Layton
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\$895,000

Experience modern family living at 6 Chanter Terrace in Coombs. This impressive four bedroom, three bathroom residence is thoughtfully designed with amenity and convenience in mind. On the ground floor, a spacious open-plan living area, featuring the kitchen with a large island bench, walk-in pantry, and top-of-the-line Smeg appliances, including a 900mm oven & stove, and dishwasher. The laundry and powder room offer added convenience, with direct access to the north-facing back deck, perfect for outdoor entertaining. Additionally, a segregated bedroom with a built-in wardrobe, ensuite, and deck access is ideal for guests or larger families. Upstairs, soak up the sunshine in the sun-drenched rumpus room and bar area, separating the main bedroom with an ensuite and walk-in wardrobe, from the two additional bedrooms serviced by the main bathroom, complete with a large bathtub. LED lights, high ceilings, a security system, and zoned ducted air conditioning ensure comfort and security throughout. Situated in a fantastic location with amenities aplenty, enjoy scenic walking and mountain bike trails at your doorstep, easy access to Stromlo Leisure Centre, and major roads for convenience. This home offers its future owners a lifestyle of convenience, recreation, and relaxation.

Features - ? Community Title - ? Two courtyards with north facing deck to the rear - ? Double garage - ? Spacious kitchen with premium appliances - ? Separate downstairs bedroom with ensuite - ? Additional upstairs living space and bar area - ? Main bedroom with walk in wardrobe and ensuite - ? Large main bathroom with bathtub - ? LED lighting throughout - ? Zoned ducted air-conditioning - ? Security system - ? Walking and mountain biking trails close by - ? 5 min. drive (approx.) to Stromlo Leisure Centre - ? Potential rental income of \$730 to \$770 per week EER: 6 Living Size: 161m² (approx.) Land Size: 199m² (approx.) Garage: 37m² (approx.) Rates: \$2,162 p.a (approx.) Community Title Fees: \$147 p.q (approx.)