

# 61/128 John Gorton Drive, Coombs, ACT 2611



## Townhouse For Sale

Wednesday, 24 April 2024

61/128 John Gorton Drive, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 285 m2**

**Type: Townhouse**



Jane Macken  
0262888888



Emma Robertson  
0422415008

## Auction

Auction Location: On-Site North facing, exceptional indoor living space across two areas, family sized accommodation and low-maintenance outdoor entertaining. This home defies traditional townhouse expectations, offering these things that today's buyer dreams of, and more. Offering a modern living experience across two levels, prepare to be enchanted by the array of well-appointed amenities and the convenience of its location. As you enter, a warm and inviting open plan living area and kitchen greet you, forming the heart of this remarkable home. The kitchen is a culinary dream, featuring ample storage space, a dishwasher, electric cooktop and walk in pantry. This area benefiting from the northerly aspect, the seamless flow from the living area to the private front balcony and courtyard giving an extended feeling of space. There is also a private, fenced rear courtyard for added entertaining space. Conveniently on the lower level, the main bedroom beckons as a tranquil retreat, complete with built-in wardrobes and a private ensuite. Upstairs, a delightfully large second living space awaits, so rare yet so desired in a townhouse, providing separation when desired. 3 additional spacious bedrooms adorned with built-in wardrobes offer both comfort and privacy on this level, one with a walk-in robe, giving the rare option for a second master. These bedrooms are serviced by the main bathroom, complete with bath, shower and WC. This home goes above and beyond, offering a host of thoughtful extras. There is ducted reverse cycle heating and cooling, a double lock up garage and a large separate laundry. A powder room downstairs offers added convenience for residents and guests alike. Experience the convenience and vibrant community of Coombs and the Molonglo Valley, with well-regarded schools like Charles Weston Primary School and Stromlo High School nearby, families have excellent educational options. Local Coombs, Wright and Denman Prospect shops offer multiple grocery, dining and amenities, with Coleman Court only a short drive offering further options. Embrace the best of convenience and community as you explore the multitude parks, walking and bike trails at your doorstep.

- North facing living areas + 2 bedrooms
- Open plan living area and kitchen
- Private front courtyard and deck plus rear courtyard
- Kitchen with electric cooking, stone benchtops, walk in pantry and dishwasher
- Main bedroom with built-in wardrobes and ensuite (located downstairs)
- Second living space/rumpus upstairs
- Three other bedrooms with built-in wardrobes
- Main bathroom with a separate bath and shower
- Ducted reverse cycle heating and cooling
- Double lock up garage
- Full sized separate laundry
- Powder room downstairs

Living size: 158m<sup>2</sup> living, 40m<sup>2</sup> garage, 87m<sup>2</sup> outdoor entertaining (approx.) Rates: \$1,643.63 p.a (approx.) Land tax: \$2,170.69 p.a (approx.) Construction: 2018 (approx.) EER: 5.5 stars Body Corporate: \$887.55 p.q (approx.)