

**65/60 John Gorton Drive, Coombs, ACT 2611**

**Sold Townhouse**

Friday, 25 August 2023



65/60 John Gorton Drive, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Townhouse**



Michael Pead  
0431937684



Lauren McDonald  
0262959911

**\$625,000**

Introducing the perfect opportunity for an array of buyers This stunning 3-bedroom townhouse nestled at the end of a complex is the one you've been waiting for, Boasting an abundance of natural light and Spanning over two levels, this townhouse has been meticulously designed for modern living. The lower level welcomes you with a sunlit living area. The contemporary open-plan kitchen, featuring gas cooking, an electric oven, and a double sink, seamlessly blends style and functionality. The upper level, you'll find three bedrooms, all with built-in robes. The master bedroom impresses with a walk-in robe. The 2-way bathroom, accessible from both the hallway and the first bedroom also enhances convenience. Beyond your abode, the complex offers a wealth of amenities including an inviting inground pool, a well-equipped gym, and BBQ facilities, ensuring a lifestyle of comfort and leisure. Don't miss the chance to secure this fantastic townhouse in this sought-after location. A must inspect !!!

- \* Sunny North facing living open plan living area.\*
- \* Open plan, modern kitchen with gas cooking, electric oven plus double sink\*
- \* 3 bedrooms, built in robes in all bedrooms (The master bedroom comes with a walk-in robe)\*
- \* 2-way bathroom- access from the hallway and bedroom one\*
- \* Separate powder room on the lower level\*
- \* Carpet flooring in the bedrooms\*
- \* Internal laundry with extra storage space\*
- \* Single lock up garage plus allocated car space\*
- \* Split system in the lounge room and bedroom 1\*
- \* Rear courtyard with access to Woodberry Avenue\*
- \* NBN available\*
- \* Complex has an inground pool, gym and BBQ Facilities

Strata Admin Fund: \$808pq (approx.)  
Strata Sinking Fund: \$285pq (approx.)  
Rates: \$1,755pa (approx.)  
Land Tax: \$2,174pa (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.