

66 Fred Daly Avenue, Coombs, ACT 2611

House For Sale

Friday, 19 January 2024



66 Fred Daly Avenue, Coombs, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 499 m2

Type: House



Steve Lowe
0261528374



Mac McLean
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Auction

Nestled in the vibrant heart of Coombs, this lavish 5-bedroom residence epitomises luxury living, boasting a fusion of contemporary design and comfort. Mere moments from local amenities including shops, playgrounds, and esteemed schools, this home ensures convenience and an enriching lifestyle. Elegance defines the interior, featuring an expansive open-plan layout complemented by sleek bamboo timber flooring throughout. The kitchen is a culinary haven equipped with top-tier Bosch appliances, a gas cooktop, and a built-in dishwasher. The lounge area boasts a cutting-edge LS 1000 Gas Fireplace with Wi-Fi connectivity, perfect for cozy gatherings. Entertainment finds its place with a dedicated theatre room while LED downlights illuminate the space. Downstairs, 2.55m ceilings exude grandeur, complemented by ducted evaporative cooling and gas heating for climate control. The master suite impresses with an oversized walk-in robe, his and her built-in tallboys, and an ensuite featuring a double shower head and a floating bath. Bedrooms 2 to 5 offer built-in robes and modern comforts, including an office in bedroom 5. Exterior delights abound with an inviting pool area adorned with Olive Limestone pavers, a mixed chlorine & salt pool, electric heating, and side gate access to the yard. Additional features include an epoxy-floored garage, heat strip, gas bayonet BBQ point, Kocom intercom, solar system, and instantaneous gas HWS, culminating in a residence that seamlessly marries sophistication with functionality.

- Bosch appliances: Gas cook top.- Built in dishwasher.- Bamboo timber flooring.- Lounge room heater: LS 1000 Gas Fireplace (With Wi-fi connectivity)- Theatre room.- LED downlights throughout.- 2.55m ceilings downstairs.- Ducted evaporate cooling.- Ducted gas heating.- Merbau timber floating stairwell.- Laundry with built in cupboards.- Floor to ceiling tiles in bathrooms.- Floating bath.- Double shower head in ensuite.- Oversized walk in robe in master with his and her built in tallboys.- Bedrooms 2, 3, 4 & 5 built in robes.- Built in office in bedroom 5.- Night & day blinds in areas.- Epoxy flooring in garage.- Heat strip in garage.- Mixed chlorine & salt pool with electric heating.- Olive Limestone pavers in pool area.- Side gate access to side yard.- Gas bayonet BBQ point.- Instantaneous gas HWS.- Kocom intercom.- Solar system - 6.5Kw.

Close to:- Local playground (Ruth Park) 400m or 4 minute walk.- Woolworths 750m or 10 minute walk.- Charles Weston Primary School 800m or 11 minute walk.

Ground floor living: 132.3m² First floor living: 100m² Garage: 37.6m² Alfresco: 17.2m² Porch: 6m² Total: 293.1m² Rates: \$818pq Land Tax (If Tenanted): \$1,405pq* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.