

6A Harold White Avenue, Coombs, ACT 2611



Sold Townhouse

Monday, 14 August 2023

6A Harold White Avenue, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 146 m2

Type: Townhouse

\$712,500

Auction, Wed 10th May at 6pm at LJ Hooker Canberra City On the edge of Coombs lies a complex less than 2 years old, the Macy Development. This complex has 75 dwellings with low body corporate that won't have you feeling like you are digging into the couch for spare change. Speaking of spare change, the hard work of carpet, vinyl flooring and paint have been taken care of. Making it easier to just move in after purchasing. 146 sqm of internal living with a small courtyard out the front. A two-storey townhouse with double garage with internal access directly to the kitchen. No extra level of stairs. Open plan living, dining and kitchen for all entertaining purposes with downstairs powder room for ease. Going up the stairs opens up to an atrium style with skylight for a open study, playroom or even a second family room space. The Master Bedroom with ensuite is separate from the other rooms offering that needed privacy. A Sliding door can close off the other rooms upstairs which includes the other two bedrooms, laundry room and main bathroom with bath and separate shower. The townhouse faces away from the busy street of Cotter Road so no excessive traffic passing by. A bus stop right outside the front of the property, plus one around the corner on cotter road. Freshly completed in 2021 the Macy development is so new Google maps hasn't even updated their satellite images yet. There is plenty of visitor parking in the development off Cornelius Street with a lovely BBQ community area. Upcoming developments include a Woolworths along with small cafes which will add to the areas appeal. In the meantime you have Cooleman Court, Coombs shops and Denman shops not too far away. Beautiful lake walks just down the road. This townhouse location has the urban development to stand out. You also have the bike tracks not only around the area but the infamous Mt Stromlo as well. Local school Charles Weston Primary School with future planning of more schools in the area in the pipeline. Easy access onto Hindmarsh Drive to Woden and Fyshwick, the Tuggeranong Parkway for City, or along Cotter Road for access to Belconnen/West Belconnen area. The Coombs and Molonglo area has so much growth left to go and can only get better in Canberra's future. Jumping on a sale like this that has been well built, medium development with enough space for families seems only logical. Property Features • New flooring downstairs • New carpets on stairs, landing and bedrooms • Fresh paint throughout the whole house • Modern 2021 build • Double garage with internal access directly to kitchen • Powder room downstairs • Gated courtyard area • Split system in Living area • Skylight in 2nd family room upstairs • Master bedroom with floor to ceiling robe and ensuite • Main bathroom with separate shower and bath • Laundry Room • 2nd and 3rd bedroom with floor to ceiling built-in robes • Sliding door to close off 2nd and 3rd bedroom • Vacant and ready to move in • Loads of visitor parking • Local shops with popular two before ten cafe, local grocery store, day-care, medical centres just down the road • Public Transport right outside your home (Harold White and Cotter Road) • Close Proximity to Mt Stromlo for trails and mountain bike riding Property Numbers • Rates: \$528.34 per qtr. approx. • Body Corporate: \$458 per qtr. approx. • Land Tax (for investors only): \$368.50 per qtr. approx. • Year Built: 2021 • Size: 148 m2 + 23 sqm courtyard