

70 Harold White Avenue, Coombs, ACT 2611

VERV

House For Sale

Wednesday, 8 May 2024

70 Harold White Avenue, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 620 m2

Type: House



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Auction

This stunning architectural masterpiece is proudly welcomed to the market in arguably one of the most prestigious and sought-after positions within the entire Molongolo Valley, there is no better. This exceptional family home sits on a generous 620m² sized block in a premium dress circle location, offering uninterrupted and sweeping views of the Molongolo River, Stromlo Forrest and Telstra Tower. This stunning residence is positioned directly opposite Molonglo River a truly commanding position, there is simply no better location in Coombs. The ultimate lifestyle offering is afforded to those handful of residences that live within the exclusive enclave of homes that offer exclusive and rare water views of the Molonglo River, with views of the world-class Stromlo Forrest and beyond. From your doorstep you are afforded easy access to some of the best walking trails, world-class bike paths or perhaps a spot fishing along the riverbed, these will be cherished memories you can begin to create with your family. A seamless connection with nature, the trees, plants and birds and the National Arboretum within walking and biking distance. This undeniable location will make you feel as though you are not living in a big city but amongst nature's finest. Number 70 is a breathtaking north-facing, four-bedroom, three-bathroom family residence that is beautifully designed over two gorgeous levels and built over 340m² under roofline. Gorgeously appointed living areas with a segregated formal lounge that offers direct access to the beautifully manicured front enclosed garden with "Mangos Park" the perfect space for the kids to safely play and create cherished memories. As you enter the heart of this home a high voided-ceiling, gorgeous staircase with steel handrail and open plan family and dining room. The designer kitchen offers an island benchtop finished with waterfall edges, stone benchtops, tiled splashback, premium range appliances and a large walk-in pantry with custom cabinetry and stone benchtop. A gorgeously appointed outdoor space has been carefully considered with entertaining in mind, finished with a covered 25m² tiled alfresco that flows onto a large grass rear garden with ample room for a trampoline, soccer goal posts or the perfect space for a family pet. Equipped with a self contained office on the ground floor with a private entrance, ensuite and gas/water provisions. This can be used as a granny flat for a potential rental return. Nestled within one of Canberra's most desirable suburbs and positioned in the finest location in Coombs this home represents the very best in family living and the ultimate location. Features Include: - Breathtaking Architectural Masterpiece - Sweeping views across Molonglo Valley - Gorgeous water views of Molongolo River - Dress Circle Location opposite Stromlo Forrest - North Facing Front of the Home - Double-glazed windows and doors - Generous 620m² parcel of land - Four generous bedrooms - Three designer bathrooms (ensuite x 2 & main) - Three large separate living areas - Double garage with internal access and luxe panel-lift door - Separate powder room for guests - Spacious master bedroom with walk-in-robe, ensuite and stunning views - Designer ensuite with free-standing double vanity and floor-to-ceiling tiles - Guest bedroom downstairs with ensuite and external entry - Formal living room with access to the enclosed front garden - Open-plan dining and family room with high-voided ceiling - Ducted heating and cooling throughout (2 zones) - Generous rumpus room upstairs with custom cabinetry - Spacious tiled balcony with breathtaking views - Designer kitchen with island benchtop with waterfall edges, tiled splashback, premium range appliances, under-bench stool seating and custom feature lighting - Walk-in-pantry with custom cabinetry, joinery and stone benchtops - Covered tiled alfresco 25m² approx. (option to purchase built-in BBQ) - Large grass backyard, the perfect space for a trampoline or family pet - Garden shed with concrete flooring perfect for storage - Water tank connected to toilets and laundry - Security system - Ducted vacuum system - Extended driveway 10mx6m² (designed to accommodate for a heavy rigid truck) - Total car space for the driveway and verge is eight cars (plus two car garage) - Easy access to beautiful walking, bike paths and fishing trails - Easy walking distance to the National Arboretum - Short distance to local Coombs shopping centre - Short distance to the Coombs Charles Weston School - Short drive to Cooleman Court Centre Aspect: North Facing Front Date of Completion: 2016 EER: 4.5 stars Lower Living: 136.15m² (excluding stairwells & void) Upper Living: 109.43m² (including rear porch) Garage: 41.78m² (approx.) Alfresco: 25.21m² (approx.) Courtyard: 25.32m² (approx.) Balcony: 25.41m² (approx.) UCV: \$652,000 (approx.) Rates: \$3,471 per annum (approx.) Land Tax: \$6,039 per annum (approx.) (paid by investors only)