

# 71/1 Cornelius Street, Coombs, ACT 2611

## Townhouse For Sale

Thursday, 25 January 2024



71/1 Cornelius Street, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Townhouse



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## Offers Over \$549,000

Experience contemporary living in this sophisticated two-bedroom townhouse at Macy. With an open-plan design and a north facing sunlit private terrace, this rare two-bedroom townhouse is both elegant and energy-efficient, featuring double-glazed windows. Crafted by Pelle Homes and architecturally designed by DNA Architects, the Macy development redefines modern luxury. Enjoy a practical layout, quality kitchen, bathrooms, and stylish details throughout, all in a superb location. Enter a world of modern aesthetics and intelligent design on the ground floor, where a generously proportioned open-plan living and dining area accommodates gatherings or quiet nights in. The well-appointed kitchen boasts top-tier appliances, ample storage, and a clever floorplan with a separate powder room and European laundry. A standout feature of this townhouse is the spacious outdoor terrace that provides both tranquility and practicality. This exclusive retreat ensures your privacy while offering ample space for relaxation and entertainment. The terrace features a lockable storage shed, adding functionality and convenience to the generous outdoor area. Upstairs, discover generously sized bedrooms with ceiling fans, large windows, and built-in robes. The main bedroom includes a stylish ensuite with warm neutral tiles, semi-frameless shower, sizeable vanity with storage and toilet. The second bedroom, with ensuite-like access to the main bathroom, is ideal for separate living arrangements or hosting guests. The modern main bathroom also semi-frameless shower, vanity, and toilet. Beyond the stylish interiors, the location is unparalleled, offering close proximity to schools, rivers, parks, playgrounds, and shopping. Situated just a brief 10-minute drive from Canberra's major town centers, this townhouse extends beyond being merely a home – it introduces a fresh, effortless lifestyle. Elevate your living experience with a blend of style, convenience, and prime location, catering to both first-time buyers and savvy investors alike.

**The Perks:**

- Stylish 2-bed, north-facing townhouse with ample natural light and double-glazed windows.
- Additional convenience: powder room, European laundry with basin.
- Comfortable master bedroom: ceiling fan, mirror sliding wardrobe, ensuite.
- Luxurious bathrooms: warm-toned tiles, semi-frameless shower, vanity, toilet.
- Modern kitchen: stone benchtops, tiled splashback, ample storage.
- Premium appliances: Westinghouse oven, electric cooktop, ducted rangehood, dishwasher.
- Smart storage: under stairs.
- Instant hot water: modern electric system.
- Outdoor living: large terrace, storage shed.
- High-speed internet: NBN to the premise.
- Secure parking: single space, remote access.
- Visitor-friendly: 17 guest parking spaces.
- Community amenities: communal BBQ, grassed entertainment area.

**The Numbers:**

- Internal living: 87m<sup>2</sup>
- Strata \$534.50 p.q. approx
- Rates \$496 p.q.
- Land Tax: \$828.18 p.q. approx. (Investors only)
- Rental estimate \$560 - \$580 p.w. approx.
- Strata manager: Vantage Strata
- Build: Pelle Homes, 2020
- EER: 6-star

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.