

# 77 Annabelle View, Coombs, ACT 2611

## House For Sale

Wednesday, 24 April 2024

77 Annabelle View, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 505 m<sup>2</sup>

Type: House



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## Auction

Auction Location: On-Site

Designed to showcase open plan modern interiors delivering an abundance of natural light, this beautifully designed residence is steeped in elegance. Showcasing high-quality finishes within a luxurious interior, it is a distinguished property that offers a harmonious combination of character design features and smart-home upgrades. The home is poised to capture a beautiful green aspect, with views across to the Molonglo Nature reserve. Stepping inside, you are greeted by a beautiful rock feature wall and chandeliers, giving a glimpse of the luxury throughout. Located at the front of the house is a dedicated study, segregated for ideal working from home arrangements. Sliding doors give the option to open up to the formal living or media room, complete with recessed lighting, tall windows, built in cabinetry, projector and surround sound. Wander through to the open plan kitchen, living and dining area, 4m high ceilings and sky-high windows with electric blinds saturate the space with natural light. The exquisite kitchen with oversized island bench is the hub of family life. The flawless joinery, abundance of storage and quality appliances enhance this space, making it as stylish as it is functional, with an oversized butlers pantry providing a hidden second space to cook and prepare food, complete with a second oven. Effortless indoor-outdoor flow leads to an expansive covered entertaining area, complete with outdoor kitchen and wine fridge plus WIFI controlled speaker system, framed by established gardens, stone feature walls, a water feature and grassed space for the children. Four dedicated bedrooms are on offer, the main bedroom is large in size with an impressive walk-in robe and ensuite, complete with LED lighting, stone feature double vanity, WIFI controlled speaker system, double shower and WC. The other three bedrooms feature built in robes and are serviced by the main bathroom, complete with similar high-end features, a separate bath, shower and separate WC. Bursting with high end modern inclusions, this home is second to none. Ducted reverse cycle heating and cooling – WIFI controlled with every bedroom offering its own climate control, ducted vacuum, Kocom video intercom system, back to base alarm system, large separate laundry with built in storage, double garage with laundry sink and 3 phase power allowing for EV charging to name a few. This outstanding home enjoys easy access to state-of-the-art local parkland, local playgrounds, schools, walking tracks, Mount Stromlo Reserve, only minutes to the ever popular Cooleman Court shopping centre, Coombs, Wright and Denman Prospect local shops and restaurants, Woden Shopping Precinct and main arterial roads.

Features:- Located across from the Molonglo Nature reserve for a beautiful green aspect- Landscaped front gardens- Keyless front door entry- Feature stone wall, in-ground lights and chandelier upon entrance- Dedicated study at the front of the home- Formal lounge/media room with projector and speaker system, built in cabinetry, tall windows and sliding doors opening up to incorporate the study- Open plan living, dining and kitchen area with 4m high ceilings, electric and roller blinds- Main kitchen with large stone waterfall benchtops, power and USB points to island, 6 burner gas cooktop, Ariston oven, microwave and coffee machine, feature lighting- Butlers pantry offering second cooking area with Ariston oven- Main bedroom with impressive walk in wardrobe, ensuite with LED lighting, stone feature double vanity, WIFI controlled speaker system, double shower and WC- 3 other bedrooms, all with built in robes- Main bathroom with stone feature vanity, bath, shower and separate WC- Covered alfresco entertaining with BBQ and wine fridge, speaker system, established gardens, stone feature walls, a water feature and grassed space- Ducted reverse cycle heating and cooling – WIFI controlled with every bedroom offering its own climate control- Ducted vacuum- Kocom video intercom system & back to base alarm system- Large separate laundry with built in storage- Double garage with laundry sink, built in storage and 3 phase power allowing for EV charging- Solar panels- Heated floors in bathrooms and heated towel rails in main bathroom

Block Size: 505m<sup>2</sup> (approx.) Living size: 208m<sup>2</sup> living + 44m<sup>2</sup> garage + 21.40m<sup>2</sup> alfresco (approx.) Rates: \$3,844 p.a (approx.) Land Tax: \$6,838 p.a if rented (approx.) UV: \$740,000 (2023) Construction: 2018 EER: 4.5 stars