

**78/2 Woodberry Avenue, Coombs, ACT 2611**



**Townhouse For Sale**

Saturday, 18 November 2023

78/2 Woodberry Avenue, Coombs, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Auction

Auction Location: LJ Hooker Canberra City

Some people say that townhouse living can be small and confined, but not at 72/8 Woodberry Ave. With 157m<sup>2</sup> of internal living, located in the ever popular and convenient Molonglo Valley region, this large and meticulously kept 4-bedroom, 2-bathroom double garage townhouse is perfect for families, first home buyers and downsizers. Conveniently positioned just moments away from the new Woolworths and upcoming ALDI in the KOKO precinct, Coleman Court, local schools, Stromlo leisure Centre, public transport and easy access to the Tuggeranong Parkway, this townhouse will tick a lot of boxes and is undeniably a must to inspect. The ground floor provides a large open plan kitchen, living and dining space, and opens into two separate courtyards. The well-appointed kitchen includes quality appliances, stone bench top and ample cupboard space. The ground floor also provides internal access to the very large double garage a massive storage under the stairs and a powder room which owners paid extra for when buying off the plan. Upstairs, you will find the main bedroom; a true retreat with a walk-in-rob and a functional, modern ensuite. You'll also find three spacious bedrooms, all with built-in robes, along with a luxurious bathroom and European laundry. We look forward to meeting you at the property or please call to register your interest. The owners are committed sellers and would consider offers prior to auction.

Property features:

- Light filled open plan living
- Powder room on lower level for visitors
- Carpet in living, dining and bedrooms
- Generously sized bedrooms all with built in robes.
- Tiles to Kitchen, bathroom, ensuite and laundry
- Double glazed windows
- Ducted reverse cycle air conditioning.
- Kitchen features, Franke appliances including induction cooktop, oven, rangehood, sink, tapware, and dishwasher. Beautiful stone worktops and great storage.
- LED lighting throughout.
- Oversized double garage with abundant storage

Property details:

- Living size: 157m<sup>2</sup>
- Garage: 50.5m<sup>2</sup>
- Courtyard: 36m<sup>2</sup>
- Total 243.5m<sup>2</sup>
- Rates; \$574.25 approx. per quarter
- Body Corporate; \$603.07 approx. per quarter