

8/1 Taggart Terrace, Coombs, ACT 2611

ARCHER

Sold Townhouse

Thursday, 10 August 2023

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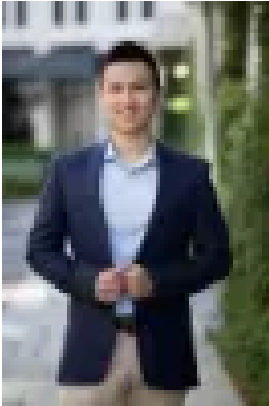
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



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\$715,000

Experience modern living at its finest in the sought-after Coombs area of Monogoly Valley. Situated in a contemporary complex, this perfectly positioned townhouse offers convenience and style. Within walking distance, you'll find local shops, schools, and the Mt Stromlo Reserve and Leisure Centre. Cooleman Court, Woden Westfield, and the CBD are just a short drive away, making this an ideal location. Spread over two levels, this townhouse boasts a spacious layout and contemporary features designed for comfort and easy maintenance. The ground level welcomes you with a charming and low-maintenance courtyard featuring artificial grass, perfect for relaxation and outdoor entertainment. The north-facing living and dining area is flooded with natural light, creating a warm and inviting atmosphere. The modern kitchen offers ample storage space, allowing you to keep everything organized effortlessly. Additionally, there is a convenient powder room with a toilet, as well as internal access to the garage for your convenience. Moving to the second level, you'll find a spacious master bedroom with an adjoining ensuite and a private balcony, providing a tranquil retreat. Two additional bedrooms and a main bathroom offer flexibility and space for your family's needs. Each bedroom features a built-in wardrobe, ensuring ample storage for your belongings. Currently with a \$650/week lease agreement till August 25th 2023, this property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features:

- Easy-to-maintain courtyard with artificial grass
- North facing
- R/C Air-condition
- Modern Kitchen with stainless-steel appliance and ample pantry space
- Stone benchtop
- Double Glazed windows and sliding doors
- Expansive master with private balcony
- Powder room with toilet on the ground level
- European style Laundry
- Full height tiles in bathroom
- Double garage with internal access
- Solar Panel with battery
- Low Strata Fee

Particulars (all approx.)

Year Built: 2021

Living Size: 143 m² + 19 m² Courtyard + 5 m² Porch + 4 m² Balcony

Rates: \$515/quarter

Strata: \$568/quarter

Current Rent: \$650/week till August 25th 2023

EER: 6.0

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