

**8/41 Arther Blakeley Way, Coombs, ACT 2611**

**CARTER + CO**

**Townhouse For Sale**

Friday, 19 April 2024

8/41 Arther Blakeley Way, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: Townhouse**



James Carter  
0413974912



Alistair Morrell  
0432669784

## Offers Over \$725,000

The Features You Want To Know: +Ideal Street-Facing Position: Enjoy the convenience of a prime street-facing location, providing easy access and a welcoming entrance. +Spacious Living: Discover a modern and spacious living area downstairs, ideal for relaxation or entertaining guests. +Quality Kitchen: The kitchen boasts quality Miele appliances, ample storage, and a stylish design, catering to both functionality and aesthetics. +Convenient Layout: Bedrooms are thoughtfully positioned upstairs for privacy, creating a peaceful retreat away from the main living areas. +European Style Laundry: Maximize space and efficiency with the convenience of a European style laundry. +Additional Powder Room: A powder room downstairs adds convenience for both guests and residents. +Built-In Robes: All bedrooms feature built-in robes, providing ample storage solutions for your belongings. +Climate Control: Stay comfortable year-round with ducted heating and cooling throughout the home. +Double Garage: Benefit from a double garage with internal access, ensuring secure parking for vehicles and additional storage space. +Communal BBQ Facilities: Enjoy outdoor gatherings and entertainment with communal BBQ facilities available within the complex. +Close to Amenities: Positioned just minutes away from Stromlo Forest Park and the Stromlo Leisure Centre, offering a variety of recreational activities. +Central Location: With easy access to Canberra City and Woden, experience the convenience of central Canberra living. +Scenic Views: Explore breathtaking views along the many nearby walking trails, providing a serene backdrop to daily life.

Why You Want To Live Here; Step into stylish townhouse living at 8/41 Arthur Blakeley Way, Coombs-a charming residence nestled within the coveted 'Evergreen' complex. Spread across two levels, this inviting three-bedroom home boasts a street-facing position and a low-maintenance courtyard at the front, offering the perfect balance of convenience and comfort. Discover the perfect blend of style, convenience, and comfort at 8/41 Arthur Blakeley Way. Whether you're a young family, downsizer, or professional, this townhouse offers an inviting lifestyle in a sought-after location. Don't miss out-schedule your viewing today! Please Contact James 0413 974 912 or Alistair 0432 669 784 for your inspection today.

The Statistics You Need To Know! Block 2 Section 39 Rates; \$2,240 pa (approx.) EER 6 Stars Land tax; \$2,820 pa (if rented approx.) Strata: \$826 per quarter (approx.) Rental: Currently Rented \$680 per week until 3/08/2023 Total Living: 119 m2 (approx.) Garage: 36 m2 (approx.) Total house size: 155 m2 (approx.) Courtyard 22m2 (approx.) Heating and Cooling: Ducted Electric Gas Cooking Built in 2019 (approx.)