

80 John Gorton Drive, Coombs, ACT 2611



Sold Townhouse

Friday, 11 August 2023

80 John Gorton Drive, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Hannah Tyler
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Contact agent

What you see: Beaming with natural light this warm and inviting terrace offers modern, low maintenance living combined with a practical and spacious floorplan. Add to that an incredible central location and this home is a must see this weekend! What we see: A turn key home ready to create your next chapter in! See more: Three story, three bedroom terrace Located in the Laurana Terraces complex Spacious ground floor Kitchen/living/dining Kitchen features 20mm Caesar stone bench tops Miele Integrated dishwasher Miele Gas cooktop Miele Range hood Miele Oven Ground floor laundry and powder room Ariston Washer dryer stays with the home Spacious master bedroom to entire top floor Large walk in robe to master bedroom Ensuite to master bedroom Master with views north to the city and parliament house Bedrooms two and three on the middle floor Main bathroom to middle floor Main bathroom offers two way access to bedroom 2 Main bathroom features a practical wet room design Bedroom two and three feature built in robes Second living area on middle floor Oak timber floors to ground Solid timber treads to staircase Carpet throughout upstairs living and bedrooms Mitsubishi split systems in every room Ceiling fans in every bedroom North facing rear courtyard Rear courtyard paved with raised garden. Double glazed windows throughout Roller blinds throughout Patch and paint undertaken throughout Schlage Keyless touchscreen lock Tandem car parking in secure basement Storage cage in basement Rinnai Gas continuous flow hot water system Fire optic NBN Wiring to residence Crimsafe security screens at the front and rear doors Shared community garden 2 minutes walk to bus stop with rapid bus service to the city 2 minute walk to Coombs shops 8 minutes walk to Molonglo River Corridor 12 minutes walk to Ruth Park and Pond 6 minutes drive to Denman Prospect Village Shops 10 minutes drive to Cooleman Court Shopping Centre 11 minutes drive to Westfield Woden Shopping Precinct 11 minutes drive to Cooleman Ridge Nature Reserve 14 minutes drive to Lake Burley Griffin 15 minutes drive to Canberra City Centre Close to Charles Weston School Close to Duffy Primary School Close to St Jude's Primary School Close to Orana Steiner School Close to Mount Stromlo High School Close to Canberra College Total Living: 136.50m² Built: 2017 EER: 6.0 Rates: \$2,048 p.a (approx.) Land Tax: \$2,086 p.a (approx. applicable only when rented) Rental Appraisal Range: \$630 - \$680 per week Strata Fees: \$3,068 (approx.) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.