89/2 Woodberry Avenue, Coombs, ACT 2611 Townhouse For Sale



Thursday, 13 June 2024

89/2 Woodberry Avenue, Coombs, ACT 2611

Bedrooms: 2 Bathrooms: 2 Parkings: 2 Area: 142 m2 Type: Townhouse



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\$649,000+

Experience 142m² of stylish living in the heart of Coombs. This modern two-bedroom townhouse is the perfect opportunity for first-time buyers. Packed with contemporary features, this sleek home offers everything you desire and more. On the ground level, the open-plan layout enhances the spacious living and dining areas, separated by a chic kitchen featuring a Franke induction cooktop and dishwasher. The living room opens through double-glazed sliding doors into a neatly landscaped courtyard-ideal for pets or enjoying Canberra's summer evenings. Upstairs, both bedrooms include built-in mirrored wardrobes. The master bedroom boasts a generous ensuite, while the second bedroom is served by an additional bathroom, both adorned with floor-to-ceiling tiles. A central linen cupboard and a study nook cater to storage and work-from-home needs. Additional features include a tandem double garage with an automatic door and European laundry, two reverse-cycle split-system air conditioners, double glazing, timber flooring, and sheer curtains throughout. Enjoy Molonglo's amenities, with nearby walking and biking trails, the Molonglo Leisure Centre, and the new Koko Molonglo Precinct and Woolworths. Seamless access to surrounding town centers via arterial roads makes this a fantastic first home or investment opportunity. Features- Spacious 142m2 two-bedroom townhouse - Open plan living-PLarge kitchen with Franke induction cooktop and dishwasher-PLandscaped 25m2 courtyard-PEuropean laundry -2Study nook -2Two bathrooms with floor to ceiling tiling -2Generous bedrooms with built-in mirrored wardrobes-2Double-glazed windows-2Sheer curtains-2Two reverse cycle split system air-conditioner-2Timber flooring -?Tandem double garage-?Close proximity to local shops, public transport, arterial roads and parkland-?Ideal first home buyer or investment opportunity-? Rental estimate of \$620 - \$650 per week EER: 6Living Size: 142m2 (approx.)Courtyard Size: 25m2 (approx.)Rates: \$476 p.q (approx.)Body Corporate: \$359 p.q (approx.)Built: 2023