

**9/15 Calaby Street, Coombs, ACT 2611**



**Townhouse For Sale**

Thursday, 16 November 2023

9/15 Calaby Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Tahmeed Towfiq

0262497700

## Auction

Auction Location: LJ Hooker Canberra City Keen Sellers Will Consider Offers Prior Auction Auction: 13th December 5:30pm at LJ Hooker Canberra City Located within the thriving heart of Canberra, welcome to a residence that transcends the ordinary. This meticulously designed three-level townhouse redefines contemporary living, seamlessly blending privacy, luxury, and views. As you step through the entrance, you are immediately enveloped in an atmosphere of refined elegance and exclusivity. Each level of this residence has been thoughtfully curated to provide not just a home but a sanctuary – a retreat that balances the energy of the city with the tranquility of a private oasis. Features: - 3 level townhouse designed with privacy in mind- 3 bedrooms with a bathroom on ground floor for guests- 900mm gas cooktop & electric oven- Ducted commercial grade range hood- Ducted electric heating and cooling- Courtyard and a balcony- Main bedroom with views to black mountain tower- Walking distance to new Coombs shops Essentials:- Indoor space: 131 sqm- Garage: 31 sqm- Courtyard: 15 sqm- Balcony: 13 sqm- Total space: 190 sqm - Year Built: 2021- Rates: \$1,554 p.a. (approx)- Strata: \$3,641 p.a. (approx)- Land Tax: \$1,983 p.a. (approx) investors only- EER: 6