

# 9 Chanter Terrace, Coombs, ACT 2611

LUTON

## Townhouse For Sale

Friday, 16 February 2024

9 Chanter Terrace, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 200 m2

Type: Townhouse



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## Offers over \$799,000

Surrounded by pretty cottage gardens, this gorgeous, single-level, three-bedroom townhouse is beautifully presented and holds a much sought after community title! The light and bright north-facing open plan living area flows easily into the modern, well-equipped kitchen. The master suite with an ensuite and walk-in wardrobe is cleverly segregated from bedrooms two and three to embrace the quiet and private back garden setting. The main bathroom is stylish and has a separate shower, wall hung vanity and a bath for soaking and contemplation! The European laundry is privately tucked away and a practical mud room at the rear of the property caters for the coats and bags carried in from the single garage with auto door. Outdoor gatherings are easy with the terraced back deck and designated tiled entertaining area or why not sit and enjoy the sun and dappled shade on the front deck! Close to Holden's Creek Pond, local walking and bike and trails, on-leash dog walks and the new \$7million Ruth Park Coombs Play Space, outdoor activities are right at your fingertips. Within walking distance is the Coombs Local Shopping Centre containing T-Bone, Eighty/Twenty café, Bottlemart, Ajijo Indian grocery, rapid bus service to the city, Charles Weston Primary School, medical centre, gym, Molonglo Veterinary Clinic, Dentist, Junic Eye Care Plus, Capital Chemist, Coombs Early Learning child-care centre and recently opened Woolworths Metro with ALDI slated to open in 2024. A short drive to Cooleman Court Shopping Centre, Woden Town Centre, the City Centre and the Stromlo Community, Aquatic and Leisure Centre featuring 50m indoor heated pool, program pool, splash park (for the kids) fully air-conditioned Health Club and Café• Three-bedroom, two-bathroom, one-car secure garage and possible second car space, single-level townhouse with engineered eucalypt timber floorboards throughout – no carpet• Separately titled land within a community title arrangement, meaning moderate body corporate fees, your own street address, letterbox and no shared services• Modern gated entrance to pretty north-facing courtyard with separate utility area for bins, gorgeous cottage style mature garden with standard roses, azaleas, daffodils and a myriad of shrubs and shade trees• Open plan living/dining/kitchen• North-facing living/dining has ceiling fan, Adjustable LED downlights, wall mounted reverse-cycle air-conditioning unit, Roman blinds• Kitchen has soft grey floor tiles, stone bench tops, pantry with drawers, externally ducted Fisher and Paykel range hood, Electrolux gas burner cooktop, stainless steel German-made Bosch oven and dishwasher, large single sink, skylight, subway tile splash-back, frosted glass and gloss cabinetry, microwave shelf with power point, soft-close drawers• Master bedroom is spacious with view to the lovely terraced back yard, walk-in wardrobe with both adjustable shelving and hanging space, floorboards, block out curtains, ceiling fan and ensuite• Ensuite features shower, wall hung vanity with storage, toilet and ceiling fan/heater/light• Bedroom two has mirrored built-in wardrobe, roller blinds and view to the back yard• Bedroom three/study has large sliding door, built-in cabinetry, downlights, Roman blind and faces front landscaped courtyard• Main bathroom is spacious with double-size shower, modern wall hung vanity with storage, toilet, skylight, bath with mixer tap, ceiling fan/heater/light• European style laundry with laminate bench tops, Simpson dryer, sink, storage including shelving, cupboards and large drawers• Linen press in hallway• Mud room is located upon back entry with coat hooks and roller blind• Back yard is terraced with private grassed area, ornamental trees and stylish spotted gum decking steps up to porcelain tiled entertaining area with shade sail, lighting, wall mounted clothesline and access to garage and lockable back gate• Single garage with automatic door, lighting, ample built-in shelving Other features:• Front and rear courtyard water taps• External power points to rear courtyard• Pretty front garden with decking, roses, daffodils and azaleas, plus utility area for bin• High speed fibre to the premises NBN connectivity• Visitor parking at rear of property• Solar hot water• Colorbond roof and rendered façade• Automated watering system• Sensor lighting• Quiet family orientated neighbourhood• Close to amenities including Charles Weston Primary School, local bike and walking paths, on leash dog walks, rapid bus service, Woolworths Metro and Denman Prospect Supa-Express• Built: 2016 (Certificate of Occupancy)• Townhouse size: 160 includes Internal: 92m<sup>2</sup>; garage: 22m<sup>2</sup>; front deck: 11m<sup>2</sup>; back deck: 9m<sup>2</sup>; back tiles: 26m<sup>2</sup>• Block size: 199m<sup>2</sup>• EER: 6• Community Title Fee: \$197 p.q. (approx)• Rates: \$540 p.q. (approx)• Potential Rent: \$590- \$630pw