

# Address available on request, Coombs, ACT 2611

## House For Sale

Friday, 26 January 2024

Address available on request, Coombs, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 248 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$890,000**

Where contemporary living meets the perfect investment! This stunning four bedroom separate title townhouse is a rare offering to the marketing. With sun-drenched open plan living areas that connect seamlessly to the modern kitchen with additional powder room, laundry and storage all located downstairs. The upstairs floorplan includes four bedrooms, the main with walk in robe and ensuite bathroom. The other three bedrooms have built in robes and are serviced by a modern bathroom. The townhouse is complete with a courtyard garden and double garage with auto door. An outstanding property boasting a separate title and the added advantage of a secure DHA lease in place. Key Features: Nestled in the sought-after suburb of Coombs, this townhouse enjoys the perfect blend of convenience and tranquility. With nearby schools, parks, and easy access to amenities, it's an ideal future family home or investment property. DHA Lease: Benefit from the security of a Defence Housing Australia (DHA) lease in place, ensuring a reliable rental income and peace of mind for savvy investors. Currently rented at \$835 p/w with DHA until May 2025. Rates: \$2,360 pa Land tax: \$3,532 pa UV: \$378,000 EER: 6.0 Living: 160sqm Block: 248sqm This home has a DHA lease in place, there will be no open homes scheduled please call us to make an appointment.