

**36/2 Newchurch Street, Coombs, ACT, 2611**



**Apartment For Sale**

Friday, 9 August 2024

36/2 Newchurch Street, Coombs, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Courtyard Apartment with Northerly Aspect

Welcome to 36/2 Newchurch Street Coombs. This well presented ground floor courtyard apartment is the perfect property for first-home buyers, professional couples, investors, and downsizers alike.

From the moment you step inside, you'll be greeted by an abundance of natural light, thanks to the apartment's northern aspect. The generous internal living space is thoughtfully designed to maximize every inch, ensuring no 'dead' space. The open-plan living and dining area flow seamlessly, creating a perfect environment for both relaxation and entertaining.

The kitchen features AEG appliances, a Fisher & Paykel dishwasher, a double sink, and an island benchtop with a stunning stone waterfall edge. Accommodation includes two bedrooms of generous size and come with built-in robes, offering ample storage. The master bedroom features an ensuite with floor-to-ceiling tiles and a large floating vanity. The second bathroom is cleverly designed to act as an ensuite for the second bedroom, thanks to a sliding door that provides direct access. This bathroom is also accessible from the living room, making it convenient for guests.

Step outside to the sundrenched courtyard, a perfect space for those seeking extra room to relax and entertain. The low-maintenance planter box offers privacy and greenery, creating a serene outdoor retreat. Whether you're hosting a barbecue or enjoying a quiet drink, this courtyard will be your haven throughout the year.

Situated within close proximity to the new Metro Woolworths, local school situated at the end of the street, parks, and the recently developed Mount Stromlo Aquatic Centre.

- \* 2 bedroom north facing apartment
- \* Master with ensuite
- \* Two-way main bathroom
- \* Double glazing throughout
- \* Split systems in both the living room and master bedroom
- \* Secure and direct access from the courtyard
- \* Open-plan living
- \* European Laundry
- \* LED downlighting throughout
- \* Convenient dog door
- \* Two side-by-side car spaces

Strata: \$991.69pq (approx.)

Rates: \$1,889pa (approx.)

Land Tax: \$2,386pa (approx.)

EER: 6.0

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