

3 Coles Place, Torrens, ACT 2607

House For Sale

Monday, 8 July 2024



3 Coles Place, Torrens, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 954 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Superbly located within one of Torrens' most sought after and tightly held cul de sacs, this quality extended architectural home presents a great opportunity for the live in owner or astute investor. Offering a substantial 954m² block of land, the potential is there to further improve, add value or just move straight in and enjoy. The split level floor plan features open plan living and dining areas, an updated kitchen with large amounts of bench space that connects seamlessly to the extended family room and casual meals area. Accommodation is provided by four bedrooms, main with walk through robe and ensuite. The main bathroom and separate toilet service the other three bedrooms, two with built in robes. The home is surrounded by secure easy-care gardens, with ample room for the children or the fur babies. An outstanding opportunity, an inspection is highly recommended. Additional features:- Highly desirable and tightly held location - 954m² block- Architecturally designed split level floor plan- Reverse cycle split systems (main bedroom & living area)- Spacious formal lounge and dining area - Open plan design kitchen with practical spaces and ample bench space- Sun-filled family room- Casual meals area - Four bedrooms, main with walk through robe and ensuite - Built in robes in two other bedrooms - Separate laundry- Double carport with storage area - Easy-care landscaped gardens - Secure back yard for children and fur babies- Easy, quick access to Mount Taylor Nature Reserve with its walking trails - Minutes to Canberra Hospital and Woden / Phillip precincts - Stroll to the local Torrens shops & Southlands Shopping Centre- Local schools include Marist College, Melrose High, Sacred Heart and Torrens Primary and several pre-schools. OWNERS COMMENT: "What I value about living in 3 Coles is that it has been architecturally designed that results in the house sitting comfortably on the block. It has good-sized rooms that flow easily into each other and cupboards with a wide range of uses. Overall it is a very comfortable and easy house to live in that suits all ages."EER: 0Living Area: 186m²Rates: \$4,270 pa (approx)Land Tax: \$7,734 pa (approx)Land Size: 954m²Land Value: \$872,000 (2023)