

**41 Madgwick Street, Coombs, ACT, 2611**



**House For Sale**

Friday, 6 September 2024

41 Madgwick Street, Coombs, ACT, 2611

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



George Vlandis  
0437398774

## Expansive, Light-Filled Home

Your dream home with plenty of room to live and grow, where every aspect is designed with comfort and style in mind. The spacious layout offers plenty of room for family living and entertaining, with a seamless flow from the open-plan kitchen to the dining/ living areas and filled with natural light throughout.

The kitchen is a delight, featuring quality stainless-steel appliances, a butler's pantry, and ample counter space, making meal preparation a breeze. The informal living and dining space opens up to the alfresco area through elegant French doors.

The main bedroom boasts large walk-in robe and an ensuite with double vanities. Additional bedrooms are generously sized, each with built-in robes, ensuring comfort and convenience for the entire family. Spacious laundry with storage, ducted heating and cooling ensures comfort.

Alfresco area and spa are perfect for unwinding, outdoor entertaining and dining or simply enjoying a cup of coffee.

Nestled in the sought-after suburb of Coombs, this home places you within walking distance of Woolworths Metro, BWS, Coombs Shopping Centre, and cozy cafes. You'll also enjoy easy access to nearby biking and walking trails, playgrounds, local primary schools, and dog parks.

- \* Large family home
- \* Stunning street appeal
- \* Opposite parkland
- \* French doors and windows
- \* High ceilings throughout
- \* Open plan living and dining area
- \* Sunken formal lounge
- \* Kitchen with gas cooktop, stone benchtops and stainless-steel appliances
- \* Butlers' pantry
- \* Main bedroom with large walk-in robe and an en-suite
- \* Additional four bedrooms with built in robes
- \* Two full bathrooms plus ensuite
- \* Laundry with storage
- \* Linen storage
- \* Outdoor entertaining and spa
- \* Low maintenance backyard
- \* Solar panels
- \* Ducted heating and cooling
- \* Tandem double car garage
- \* Moments away from Coombs shopping centre, local shops, schools, playground and \* parks

Land Size: 544sqm

Living Size: 237sqm

Garage Size: 34sqm

EER: 3.5 stars

Rates: \$3,360 p.a.

Land tax: \$5,801 p.a. (investors only)

UV: \$626,000 (2023)

Disclaimer:

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