

10/1 Calaby Street, Coombs, ACT 2611

MY MORRIS

Sold Townhouse

Friday, 29 September 2023

10/1 Calaby Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Contact agent

My new owners will love:- My wonderful open plan design with a bedroom on the ground floor- My light filled living space with direct courtyard access- My modern bathrooms with wall mounted vanities and in floor heating- My split systems providing year-round comfort- My perfect location and lovely neighbour! This beautiful three-bedroom ensuite townhouse is lovingly presented and there is nothing left to do but move in and unpack. The whole home is filled with natural light and there is wonderful flow from the indoors to the outdoors. The kitchen is functional in design and includes stone benchtop, ceramic cooktop, AEG dishwasher and a microwave nook. It overlooks the living space with sliding glass doors to the low maintenance front courtyard garden. There is versatility in the floorplan. The third bedroom is located downstairs but if this bedroom is not required then it would be a perfect work from home space or a child's playroom. It also has sliding door access to a second courtyard to enjoy your morning cuppa. In addition, there is a powder room downstairs for the convenience of guests. The upstairs bedrooms have robes and both bathrooms have in floor heating and frameless shower screens. Downstairs there is double basement parking that has been segregated and secured with its own automatic roller door for added piece of mind. It also includes a European style laundry and storage space. This is truly a delightful townhouse and inspection is encouraged by those that like the idea of a fresh and modern but low maintenance offering that has beautiful walking trails nearby and is in close proximity to Cooleman Court and arterial roads leading to Canberra City. My specifics include: Rental estimate: \$650 - \$670 p/w (approx.) Living size: 105 sqm (approx.) Courtyard: 21sqm (approx.) Year built: 2021 (approx.) EER: 6UV: \$71,940 (2022) Body Corp: \$1176 p/q (approx.) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.