

**2/100 John Gorton Drive, Coombs, ACT, 2611**



**Townhouse For Sale**

Wednesday, 31 July 2024

2/100 John Gorton Drive, Coombs, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contemporary Living with all the Conveniences

Searching for a light-filled, low-maintenance home near amenities? This is the one for you.

Taking advantage of its north aspect, this tri level terrace is light and bright from the moment you walk in.

Open plan living and dining area seamlessly flows through to north facing courtyard. The powder room and laundry add convenience to the level, while the stylish kitchen boasts stone benchtops, Miele appliances, and ample storage and counter space, making every culinary task a delight.

The timber staircase takes you to the second living area sitting in between two generously sized bedrooms each include built-in robes and are serviced by a two-way bathroom. The main bedroom is located on its own level for added privacy, features a large walk-in robe, ensuite and views to the Arboretum and Black Mountain.

The back courtyard offers low-maintenance outdoor living, while the pergola and deck provide an ideal setting for entertaining friends and family.

Conveniently situated within walking distance of Coombs Shops, the Molonglo River Corridor, gym, local schools, and more.

- \* Northerly aspect to the rear
- \* Located in the Laurana Terraces complex
- \* Open plan kitchen and dining
- \* Multiple living areas
- \* Well-appointed kitchen with ample storage
- \* Stone benchtops, Miele appliances and gas cooking
- \* Main bedroom with ensuite and walk in robe
- \* Additional two generous bedroom built in robe
- \* Two-way bathroom to 2nd bedroom
- \* Timber floors and staircase in the living and carpeted bedrooms
- \* Split system heating and cooling in all bedrooms, lounge room and living room
- \* Double glazed windows
- \* Powder room
- \* Sunny courtyard with pergola and deck
- \* Low maintenance courtyard
- \* Double car garage
- \* Located moments away from local schools, shopping centre, gym and public transport
  
- \* Build Year: 2017
- \* Living Size: 144sqm
- \* Courtyard Size: 24sqm
- \* EER: 6.0
- \* Rates: \$2,162 p.a.
- \* Strata: \$3,004 p.a.
- \* Land Tax: \$2,880 p.a. (Investors only)

### Disclaimer:

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