

20/1 Gustin Street, Coombs, ACT, 2611



Townhouse For Sale

Wednesday, 11 September 2024

20/1 Gustin Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

North facing, modern, convenient & low maintenance townhouse

This stunning property offers a perfect entry level opportunity in this sought-after enclave of Coombs. The corner-position maximizes natural light with additional windows creating sun-filled interiors complimenting the modern décor. Located near lush reserves, a serene pond, and parklands, it is just a short walk from local shops and Charles Weston School, this property perfectly balances convenience with a modern lifestyle-ideal for first-time buyers or investors looking to expand their portfolio.

Spread over two levels, this home is thoughtfully designed with open-plan living that enhances the sense of space and versatility. Large windows flood the interiors with natural light, creating a warm and inviting atmosphere throughout.

Upstairs, enjoy privacy with two generously sized bedrooms, each featuring large built-in robes. The master suite boasts an ensuite & the other bedroom is serviced by a sumptuous main bathroom complete with a bathtub. With large windows on both sides enjoy serene views & cross ventilation creating a comfortable living environment.

The well-equipped kitchen offers ample bench space, storage, and Miele appliances, catering to all your culinary needs. The open-plan living and dining areas flow seamlessly from the kitchen and open onto the north-facing courtyard, perfect for relaxing or entertaining. An additional room on the lower level can serve as a home office or guest bedroom, providing extra flexibility and privacy for the upstairs accommodation.

Step outside to a sunny courtyard that provides extra space and privacy-a perfect spot for entertaining family and friends or enjoying quiet moments year-round.

This home is packed with high-quality features, including reverse cycle heating and cooling with 4 split systems, modern bathroom fixtures, timber flooring in living areas, open tread stairs, and carpets in the bedrooms. An allocated car-space in the basement provides convenient parking and additional storage space with a storage cage.

Situated within walking distance of Charles Weston School, reserves, ponds, rivers, and playing fields, this property offers ultra-convenient living. Cooleman Court shops are just a short drive away, making it easy to access all your essentials.

Summary of features:

- 3 bedrooms
- All bedrooms with built-in robes
- 2 bathrooms
- 1 car space
- Open plan living area
- Well-appointed kitchen with stone benchtops & Meile appliances
- European style laundry
- North-facing courtyard
- Timber flooring to living areas, open tread stairs & carpets in bedrooms
- Reverse cycle heating & cooling (4x split systems)
- Modern bathrooms with semi-frameless shower screens, bathtub & quality fixtures

Located close to:

- City 15 minutes' drive
- Canberra Hospital 13 minutes' drive
- Stromlo High School 8 minutes' drive
- Cooleman Court Shops 6 minutes' drive
- Charles Weston School 2 minutes' walk

- Coombs shops 1 minute walk

Key figures: (approx.)

- House size: 149m²

- Living area: 116m²

- Courtyard: 33m²

- Built: 2018

- Strata (Including sinking fund): \$2,585 per annum

- Rates: \$2,052 per annum

- Land tax (investor's only): \$2,698 per annum

- Rental estimate: \$650 - \$680 per week

- EER: 6.0 Stars