

**21B Woodberry Avenue, Coombs, ACT, 2611**

LUTON

**Townhouse For Sale**

Thursday, 19 September 2024

21B Woodberry Avenue, Coombs, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Sunlit, North facing gem

An exceptional opportunity awaits first home buyers and young families at 21B Woodberry Avenue. This charming residence, with its sought-after north-facing aspect, is just a short walk from local amenities like Coombs shops and Charles Weston Primary School.

Upon entering, you'll be greeted by a sunlit front courtyard that leads into a spacious open-plan living and dining area. The light-toned flooring and kitchen cabinets enhance the inviting atmosphere of the home. The modern kitchen is well-appointed with an Ariston electric oven, stove, and dishwasher. Downstairs, you'll find a convenient powder room, a European laundry, ample under-stair storage, and direct access to the single garage, along with an additional car space.

Upstairs, the main bedroom features a walk-in wardrobe and a stylish ensuite. Two additional bedrooms, each with mirrored built-in wardrobes, share a large main bathroom.

This home is equipped with premium comforts, including block-out and sheer blinds, high-quality carpets, double glazing, ceiling fans, and energy-efficient reverse-cycle cassette air conditioners in the living and each bedroom.

Positioned to maximize sunlight and convenience, the property offers quick access to the Stromlo Leisure Centre, popular walking and mountain biking trails, and major roads. With its prime location, modern amenities, and high-end features, 21B Woodberry Avenue promises a lifestyle of unparalleled comfort.

### Features:

- ☑ North facing three-bedroom townhouse
- ☑ Main bedroom with ensuite and walk-in wardrobe
- ☑ Two additional bedrooms with built-in mirrored wardrobes
- ☑ Spacious main bathroom
- ☑ Ariston electric stove, oven and dishwasher
- ☑ Downstairs powder room
- ☑ European laundry
- ☑ Block-out and sheer blinds
- ☑ Energy efficient reverse cycle cassette air-conditioners
- ☑ Ceiling fans
- ☑ Double glazing
- ☑ Single garage with automatic door and internal access
- ☑ Additional car space
- ☑ Walking distance to local schools and shops
- ☑ Biking and walking trails, Stromlo leisure centre, Koko Molonglo precinct and Metro Woolworths
- ☑ Built in 2020
- ☑ Rental estimate of \$650-\$680 per week

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Living Size: 107m<sup>2</sup> (approx.)

Garage Size: 21m<sup>2</sup> (approx.)

Courtyard Size: 13m<sup>2</sup> (approx.)

Rates: \$523 p.a (approx.)

Body Corporate Fees: \$687 p.q (approx.)