

23/1 Gifford Street, Coombs, ACT, 2611

LUTON

Townhouse For Sale

Thursday, 19 September 2024

23/1 Gifford Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

North-Facing Townhouse with Premium Finishes

Welcome to 23/1 Gifford Street, a standout opportunity for investors, first-home buyers, and downsizers alike. Boasting premium inclusions and refined finishes, this townhouse offers all the benefits of modern living without sacrificing the little luxuries.

Step through the well-kept front courtyard into the North-facing open-plan living area. Freshly painted throughout, the home features a modern colour palette that creates a warm and inviting feel. The well-appointed kitchen shines with stone benchtops, a matching backsplash, and high-quality Bosch appliances, including a gas cooktop, oven, and dishwasher. On this level, you'll also find a European laundry, under-stair storage, a powder room, and direct internal access to the single garage, with an second car space included.

Upstairs, the main bedroom impresses with a private balcony, built-in wardrobe, study nook, and a stylish ensuite featuring floor-to-ceiling tiles. Two additional bedrooms, both with mirrored built-in wardrobes, are separated by the spacious main bathroom, complete with a bathtub.

Additional highlights include ducted reverse cycle heating and cooling, roller blinds, LED lighting, and a prime location. Perfectly positioned for both sunlight and convenience, the property is within walking distance to Ruth Park, Coombs shops, and Charles Weston School, with easy access to Stromlo Leisure Centre, scenic walking and biking trails, and major roads. With its modern amenities, ideal location, and premium features, this home offers a lifestyle of comfort and convenience.

Features:

- North-facing, three-bedroom, two-bathroom townhouse
- Well-maintained front courtyard
- Light-filled open-plan living space
- LED lighting throughout
- Stone benchtop and backsplash in the kitchen
- Bosch gas cooktop, oven, and dishwasher
- Downstairs powder room for added convenience
- Ample under-stair storage
- Single garage with a second car space
- Main bedroom with study nook, private balcony, ensuite, and built-in wardrobe
- Two additional bedrooms with mirrored built-in wardrobes
- Main bathroom with bathtub
- Ducted reverse cycle heating and cooling
- Walking distance to Ruth Park, Coombs shops, and Charles Weston School
- Short drive to Stromlo Leisure Centre, walking and biking trails, and arterial roads
- Built in 2016
- Rental estimate: \$650-\$680 per week

EER: 6

Living Size: 116m² (approx.)

Garage Size: 21m² (approx.)

Courtyard 22m² (approx.)

Rates: \$565 p.q (approx.)

Body Corporate Fees: \$909 p.q (approx.)