

3/1 Gifford Street, Coombs, ACT, 2611

LUTON

Townhouse For Sale

Thursday, 22 August 2024

3/1 Gifford Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

North facing townhouse

This North facing two-storey townhouse is conveniently located in the heart of Coombs and within walking distance to Ruth Park , Holden's Creek and Charles Weston School. An excellent location for a young family.

This 137m² home split across two levels features a spacious open-plan living area with direct access to a private 22m² courtyard. The kitchen is modern and well-equipped with quality Bosch appliances, a gas cooktop and stone benchtops. A powder room is conveniently located on the ground floor for guests.

The three bedrooms are located on the upper level and each have built-in mirrored wardrobes with the main bedroom featuring a balcony with views to the Arboretum and Black Mountain. The ensuite and main bathroom with a bathtub are a generous size with a modern sleek look.

This energy efficient home is finished to a high standard throughout, and year-round comfort is provided by two reverse cycle split system as well as solar hot water with a electric booster.

The townhouse has excellent car accommodation with a single garage with automated door and internal access, plus an extra designated car space in front of the garage.

Only a short walk to Coombs shops, and the Eighty Twenty cafe, Tbone restaurant and other amenities. With scenic walking and mountain bike trails at your doorstep, Stromlo Leisure Centre, and easy access to major roads, this home offers its future owners a lifestyle of convenience, recreation and relaxation.

Features:

- North facing
- Single garage with internal access and automatic door
- Additional car space and plenty of visitor and on street parking
- Three generously sized bedrooms all with built-in wardrobes
- Balcony off main bedroom with views to the Arboretum and Black Mountain
- Bath in the main bathroom
- Under stair storage
- Downstairs powder room
- Open-plan living and dining areas
- Stone bench tops
- Bosch appliances
- European laundry
- Solar hot water with electric boost
- Two x reverse cycle heating and cooling
- Short walk to Eighty Twenty Cafe and Tbone restaurant
- Short walk to Ruth Park
- Walking distance to nature trails, Holden's Creek and Charles Weston School
- Rental estimate of \$650-\$680 per week

EER: 6

Living Size: 137m² (approx.)

Garage Size: 21m² (approx.)

Courtyard 22m² (approx.)

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

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