

4/2 Telfer Street, Coombs, ACT, 2611

LUTON

Townhouse For Sale

Thursday, 19 September 2024

4/2 Telfer Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Immaculate North Coombs Three-Bedroom Townhouse

Step into this modern three-bedroom townhouse, designed to impress with sleek features and thoughtful details throughout. Situated in the heart of the Molonglo Valley, this near-new home offers a lifestyle of convenience and contemporary luxury within a boutique complex of just 17 units -a rare find in Coombs, where larger complexes dominate.

Built in 2021, the moment you step into the light-filled home, you'll be greeted by coastal blackbutt hybrid timber flooring throughout and a stylish neutral color scheme. The kitchen features premium Franke and AEG appliances looking out to the open-plan living and dining. On the lower level, you'll also find a spacious European laundry, a convenient powder room, and a single garage with internal access and extra-high ceilings. Ample visitor and street parking ensure you'll never be short on parking options for guests.

Upstairs, all three bedrooms come with mirrored built-in wardrobes. The main bedroom features a generous ensuite, while the other two bedrooms are serviced by the modern main bathroom.

A standout feature of the home is the immaculately presented, low-maintenance 20m² front courtyard-designed for effortless outdoor living, making it a perfect retreat for relaxing or hosting friends, without the burden of high upkeep.

Additional highlights include double-glazed windows with sheer and blackout blinds, two reverse-cycle split system air conditioners, ceiling fans in two bedrooms, Invisi-Gard stainless security screens, and energy-efficient LED lighting throughout.

With quick access to Stromlo Leisure Centre, mountain biking trails, walking paths, and major roadways, the homes prime location and top-tier amenities make it an excellent choice for first-home buyers, investors and downsizers alike.

Features:

- ?Boutique complex with only 17 units-rare for Coombs
- ?Light-filled open-plan living space
- ?Stylish Blackbutt hybrid timber flooring throughout
- ?Franke induction cooktop, AEG oven, and dishwasher
- ?European laundry with floating shelving
- ?Downstairs powder room
- ?Mirrored built-in wardrobes in all bedrooms
- ?Spacious master bedroom with ensuite
- ?Modern main bathroom
- ?Double-glazed windows with sheer and blackout blinds
- ?Ceiling fans in two bedrooms
- ?Two reverse cycle split-system air conditioners
- ?Invisi-Gard stainless security screens
- ?Single garage with extra-high ceiling, additional parking space
- ?Ample visitor and street parking
- ?Immaculate, low-maintenance 20m² courtyard
- ?Energy-efficient LED lighting throughout
- ?Close proximity to schools, shops, and local amenities
- ?Access to walking and biking trails, Stromlo Leisure Centre, Koko Molonglo precinct, and Metro Woolworths
- ?Built in 2021
- ?Rental estimate: \$650 - \$680 per week

EER: 6

Living Size: 99m² (approx.)

Garage Size: 21m² (approx.)

Courtyard Size: 22m2 (approx.)

Rates: \$515 p.q (approx.)

Body Corporate Fees: \$699 p.q (approx.)