

5 Finemore Street, Coombs, ACT, 2611

LUTON

Townhouse For Sale

Thursday, 19 September 2024

5 Finemore Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Community title living, no body corporate!

Welcome to 5 Finemore Street, an exceptional opportunity for first-home buyers, investors, and downsizers seeking a home with a sense of community without the burden of body corporate fees. This community-titled, north-facing residence features dual courtyards, offering both practicality and charm.

Step into the front courtyard, where a private hedge provides shields entry into the sunlit, open-plan living area. The broad terrace layout creates a welcoming atmosphere, anchored by a sleek, well-appointed kitchen with a spacious island bench. A window backsplash offers a glimpse of the beautifully maintained rear courtyard, ideal for alfresco dining on warm evenings or a perfect play space for young families. This level also includes a convenient powder room, European-style laundry and access to the double garage through the rear courtyard.

Upstairs, the main bedroom impresses with a walk-in wardrobe and a stylish ensuite featuring floor-to-ceiling tiles. Two additional bedrooms, both with built-in wardrobes, overlook the rear courtyard and share a modern main bathroom complete with a bathtub.

Additional highlights of the home include ducted reverse cycle heating and cooling, double-glazed windows, and a superb location just a stone's throw from Noff's Crescent Playground. Enjoy being within walking distance of local schools, shops, and greenspaces. Take full advantage of everything Molonglo Valley has to offer, from its extensive walking and biking trails to recreational amenities like the Stromlo Leisure Centre. With easy access to major arterial roads, your morning commute will be a breeze.

Features:

- Three-bedroom community title terrace
- Walking distance to greenspace and Noff's Crescent playground
- North facing
- Dual courtyards
- Wide-set footprint with open plan living
- Spacious kitchen
- Downstairs powder room
- European laundry
- Main bedroom with walk-in wardrobe and ensuite
- Two additional bedrooms with built-in wardrobes
- Main bathroom with bathtub
- Ducted reverse cycle heating and cooling
- Double garage with automatic roller door
- Double glazing
- Close to local schools and shops
- Biking and walking trails, Stromlo leisure centre, Koko Molonglo precinct and Metro Woolworths
- Built in 2015
- Rental estimate of \$700-\$750 per week

EER: 6

Block size: 200m² (approx.)

Living Size: 104m² (approx.)

Garage Size: 36m² (approx.)

Community title: \$175 p.q. (approx.)

Land Rates: \$540 p.q. (approx.)