

59/16 Cornelius Street, Coombs, ACT, 2611

CARTER + CO

Townhouse For Sale

Thursday, 18 July 2024

59/16 Cornelius Street, Coombs, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse

Modern Urban Living at Its Best!

The Features You Want To Know!

- + Gas cooking
- + 2 bedrooms, each with ensuite bathrooms upstairs
- + Separate WC downstairs
- + Combined living, dining, and kitchen on the ground floor
- + 2 separate courtyards for outdoor enjoyment
- + Northely aspect to living and front courtyard
- + Under cover car park

Why You Want to Live Here!

Nestled in the heart of Coombs, 59/16 Cornelius Street epitomizes contemporary townhouse living. This stylish residence features 2 spacious bedrooms, each complete with its own ensuite bathroom, offering privacy and comfort. Ideal for professionals, couples, or small families seeking convenience and modern amenities, this property also includes a separate WC downstairs for added practicality.

The ground floor seamlessly blends living, dining, and kitchen areas, enhanced by sleek gas cooking facilities. Perfect for entertaining or everyday living, this open-plan layout ensures functionality and versatility. Outside, the townhouse boasts not one, but two private courtyards, providing ample space for relaxation, dining al fresco, or gardening-a rare find in urban living.

Situated in Coombs, residents enjoy proximity to a host of local amenities, including shops, cafes, and parks, all within easy reach. This vibrant suburb offers a balanced lifestyle with access to nature reserves and community facilities, appealing to those who value both tranquility and connectivity.

Don't miss out on the opportunity to call 59/16 Cornelius Street your new home. Whether you're looking to invest in modern urban living or seeking a place to settle down, this townhouse presents a compelling choice. Schedule a viewing today and discover the perfect blend of comfort, convenience, and contemporary style.

Contact James Carter 0413 974 912 or Alistair Morrell 0432 669 784

The Statistics You Need To Know!

Currently rented \$560 per week until 3rd August 2024

Block 5

Section 2

Rates: \$1,400 pa (approx.)

Land tax: \$1,612 pa (if rented approx.)

Strata: \$458 pq (approx.)

Ground Living: 41.33m² (approx.)

Upstairs: 45.65m² (approx.)

Total Living: 86.98 m² (approx.)

Carport: 16.50m² (approx.)

Heating and Cooling: Ducted Reverse Cycle

Internet NBN connected

Hot Water: Gas

EER 6 Stars

Year built: 2022