

**62/39 Woodberry Avenue, Coombs, ACT, 2611**

LUTON

**Townhouse For Sale**

Thursday, 19 September 2024

62/39 Woodberry Avenue, Coombs, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Light & bright two-bedroom townhouse

62/39 Woodberry Avenue is your own slice of suburban heaven. Step through the front door and be greeted by a sundrenched, Hampton-style open-plan living space. With a sleek neutral palette and a prime Northerly aspect, this townhouse offers a perfect blend of luxury and compact living.

On the ground floor, the kitchen steals the show with its 900mm gas cooktop, integrated dishwasher, microwave, and oven, complemented by an extra-wide bench that makes cooking a breeze. From here, the open-plan dining and living area flow effortlessly through large sliding doors to a well maintained courtyard with a garden shed and direct access to the complex's BBQ area. This level also features a European laundry and a spacious under-stair storage area.

Upstairs, you'll find two generous bedrooms with mirrored built-in wardrobes. The master overlooks the courtyard and includes an ensuite, while the second bedroom is serviced by a modern two-way bathroom.

Additional comforts include double-glazed windows, Venetian shutters, LED lighting, ducted reverse-cycle heating and cooling, and a single carport conveniently positioned near the front door. The complex also provides ample visitor parking, making entertaining easy.

Perfectly positioned for sunlight and convenience, this property offers quick access to the Stromlo Leisure Centre, popular walking and mountain biking trails, and major roads. With modern amenities, a prime location, and high-end features, 62/39 Woodberry Avenue offers a lifestyle of comfort and ease.

### Features:

- ☑North-facing two-bedroom, two-bathroom townhouse
- ☑Hampton-style open-plan living
- ☑900mm gas cooktop
- ☑Integrated microwave, dishwasher, and oven
- ☑Extra-wide bench space
- ☑Sunny courtyard with access to the complex BBQ area
- ☑European laundry
- ☑Large under-stair storage
- ☑Mirrored built-in wardrobes
- ☑Ensuite in the master bedroom
- ☑Two-way bathroom for the second bedroom
- ☑LED lighting throughout
- ☑Ducted reverse-cycle heating and cooling
- ☑Single carport with ample visitor parking
- ☑Venetian shutters
- ☑Walking distance to local schools and shops
- ☑Built in 2019
- ☑Rental estimate: \$580-\$620 per week

EER: 6

Living Size: 83m<sup>2</sup> (approx.)

Courtyard Size: 25m<sup>2</sup> (approx.)

Rates: \$509 p.q (approx.)

Body Corporate Fees: \$552 p.q (approx.)