

72/2 Woodberry Avenue, Coombs, ACT, 2611



Townhouse For Sale

Wednesday, 28 August 2024

72/2 Woodberry Avenue, Coombs, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Contemporary & Spacious Townhouse Living

Welcome to this stunning 4-bedroom townhouse that epitomises high-end living with its top-quality finishes and thoughtful design. This contemporary residence is perfectly suited for young professionals and families seeking easy-care living, boasting a spacious floor plan set over two levels.

Upon entry with street frontage access, you'll be greeted by a warm and welcoming formal entrance with soaring ceilings and tall windows that fill the space with natural light. The open-plan ground floor seamlessly integrates a modern kitchen, equipped with stone bench tops, sleek appliances, and a generous walk-in pantry, with a combined living area ideal for both relaxing and entertaining. Timber flooring runs throughout the first floor, zoned electric ducted reverse cycle system and double glazed windows ensures year-round comfort. A convenient downstairs laundry and powder room add to the functionality of the space, while the private courtyard features low-maintenance timber decking, perfect for outdoor gatherings. A double garage with internal access completes the practical layout.

Upstairs, the master suite is a luxurious retreat, featuring ample built-in storage, an ensuite, and access to a private balcony. Three additional bedrooms offer comfort and space, with two of them including built-in storage and all bedrooms adorned with cozy carpeting. Bedroom 2 also includes a skylight allowing an abundance of natural light through all of the bedrooms. A large main bathroom services these bedrooms, enhancing the home's family-friendly appeal.

This townhouse is not only about elegance and comfort but also about location. With direct access to John Gorton Drive and quick connections to the parkway, you are just moments away from the Stromlo running track, the Forest Park MTB course, wetlands, walking trails, and major arterial roads leading to the City, Belconnen, and Woden. Well-connected public transport options make commuting a breeze. Experience high-end townhouse living at its finest-your new home awaits.

Property Features Include:

- Street frontage front access
 - Formal entrance with tall void, windows and skylight
 - Large kitchen with walk in pantry, quality appliances and storage
 - Open plan living downstairs with low maintenance courtyard
 - Downstairs designated laundry and powder room
 - Master bedroom with ensuite, built in robe and private balcony
 - Three generously sized additional bedrooms
 - Upstairs main bathroom
 - Secure double garage with internal access
 - Double glazed windows throughout
 - Ducted reverse cycle heating and cooling
 - NBN connected
-
- Living: 136sqm (approx)
 - UV: \$95,765 (2024)
 - Rates: \$1,923.23pa (approx)
 - Land Tax: \$2,129.13pa (Investors Only)
 - Strata: \$2,156pa
 - EER: 6.0
 - Built: 2023

Close Proximity To:

- Charles Weston School
- Duffy Primary School
- Saint Jude's Primary School

- Local playgrounds, sporting ovals, ponds, dog parks & nature reserves
- Stromlo Leisure Centre & Stromlo Forrest Park
- Molonglo River Corridor
- Arterial roads & Public transport
- Local shops and cafe's
- Cooleman Court shopping precinct

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.