

**8 Telfer Street, Coombs, ACT, 2611**



**Townhouse For Sale**

Friday, 23 August 2024

8 Telfer Street, Coombs, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

## Brand new Townhouse

62/8 Telfer Street, Coombs ACT.

Conveniently situated this brand-new townhouse offers a low maintenance lifestyle that will be sure to please live in owners and investors alike, where breathtaking views of the Molonglo Valley meet a perfectly balanced lifestyle. Enjoy the convenience of being in the center, minutes from the city and Woden, Belconnen and Tuggeranong.

This brand-new townhouse, designed by the renowned Oztal Architects and built by Elevated Living, boast exceptional quality and smart design, offering spacious, well-proportioned floor plan that welcomes natural light and create a seamless flow between the indoor and outdoor living.

This gorgeous townhouse offers two bedrooms plus a versatile multipurpose room that can easily be converted into a third bedroom/study, providing flexibility for your lifestyle. With an internal access single car garage and an additional car space, parking is always convenient.

The open plan living, dining, and kitchen areas are perfect for modern living. The kitchen is equipped with gas cooking, stone benchtops, integrated rangehood, and soft-close joinery, combining functionality with style. Enjoy the prime location directly opposite Judy Harris Park and steps from Holdens Creek, perfect for those who appreciate peace and serenity.

Don't miss the opportunity to make this townhouse your new home, where peaceful living meets urban convenience.

### Features:

Development: Orion Designed by Oztal Architects Builder & developer: Elevated Living Two bedrooms plus a multipurpose room (could be converted into a third bedroom) Internal access single car garage + an additional car space Prime location opposite Judy Harris Park Proximity to Holdens Creek Open plan living, dining and kitchen Double glazed windows AEG appliances in the kitchen Gas cooking Stone benchtops Integrated Rangehood Soft close joinery Ducted reverse cycle A/C Instantaneous gas hot water LED lighting Full height tiling in bathroom European laundry NBN-FTTP Pet friendly

### Essentials:

EER: 6 107m of living 24m balcony