

89 Woodberry Avenue, Coombs, ACT 2611



Townhouse For Sale

Sunday, 23 June 2024

89 Woodberry Avenue, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Townhouse



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Offers over \$685,000

This stunning north-facing property offers a perfect entry level opportunity in this sought-after enclave of Coombs. The light filled interiors & modern decor are complimented by the unique position nearby lush reserves, pond, river & parkland while being within walking distance to the local shops & school making it an attractive opportunity for anyone wanting to indulge in a modern lifestyle & a good addition to an investor's portfolio. The property has been well-designed with a focus on open plan living, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows to ensure a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs the two bedrooms are well segregated from the living space. All bedrooms are generous in size & are complete with large built-in robes. The master bedroom is complete with an ensuite bathroom & offers spectacular views of the Telstra Tower. The other two bedrooms are serviced by a sumptuous bathroom complete with a bathtub. All bathrooms feature a modern design with wall-hung vanities, full height tiling & semi-frameless shower screens. Downstairs, the kitchen is well equipped with plenty of bench space, storage, and Meile appliances, ensuring all those homemade meals are well catered for. Boasting an open plan layout, the living and dining areas are adjacent to the kitchen & open onto the north-facing courtyard making it the ideal space for relaxing in comfort or entertaining in style. There is an additional room on this level ideal for anyone working from home or a guest bedroom adding to the privacy on offer to the accommodation zone upstairs while ensuring there is plenty of room for everyone to spread out & relax in comfort. Relax outside with the courtyard providing added space & privacy, and in a sunny space which can be utilised all year round. Entertaining will become a regular occurrence here, as this area is an ideal space for hosting family & friends. Other notable features of the home include reverse cycle heating & cooling (4x split systems), high quality bathroom fixtures, timber flooring living areas, open tread stairs and carpets in bedrooms. Car accommodation is catered for with a double garage conveniently positioned near the home. Spectacular views of the Telstra Tower & modern amenities are on offer here for anyone looking for a convenient lifestyle. The location is a true highlight of this property. It is located within walking distance to the Charles Weston School, lush reserves, pond, river & playing ovals making it ultra-convenient, the Cooleman Court shops are also only a short drive. Summary of features:- 3 bedrooms- Master bedroom with spectacular views of Telstra Tower- All bedrooms with built-in robes- 2 bathrooms - 2 car garage - Open plan living area- Well-appointed kitchen with stone benchtops & Meile appliances- European style laundry- North-facing courtyard- Timber flooring to living areas, open tread stairs & carpets in bedrooms- Reverse cycle heating & cooling (4x split systems)- Modern bathrooms with semi-frameless shower screens, bathtub & quality fixtures Located close to:- City 15 minutes' drive- Canberra Hospital 13 minutes' drive- Stromlo High School 8 minutes' drive- Cooleman Court Shops 6 minutes' drive- Charles Weston School 2 minutes' walk- Coombs shops 1 minute walk Key figures: (approx.)- Living area: 108m²- Courtyard: 29m²- Garage: 35m²- Built: 2018 - Strata (Including sinking fund): \$2,712 per annum- Rates: \$2,042 per annum- Land tax (investor's only): \$2,573 per annum- Rental estimate: \$650 - \$680 per week- EER: 6.0 Stars