

57/2 Ken Tribe Street, Coombs, ACT, 2611



Unit For Sale

Thursday, 29 August 2024

57/2 Ken Tribe Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

3 bedrooms, 2.5 baths in the middle of a popular growing suburb.

What you see:

Immaculately kept with modern finishes. Northerly appointed courtyard and living. Think lazy afternoons, book in hand enjoying the summer sun.

What we see:

Easy living.

See more:

Northern aspect

Open planned living and dining, with Fujitsu reverse cycle air conditioning unit

Modern kitchen with electric AEG appliances, dishwasher, stovetop, oven & rangehood

Under stair storage space, currently utilised as a walk in pantry

Downstairs powder room

Engineered timber flooring throughout

Carpeted upstairs area

Large master suite, with built in wardrobe & ensuite, views to Telstra Tower & hosting a reverse cycle air conditioning unit

Two additional bedrooms with built in wardrobes

Main bathroom with large shower, floor to ceiling tiles & storage

Internal access from garage

Courtyard with vegetable patch

Off street parking

Within a 5 minute walk to Wright Shops

Within a 7 minute drive to Denman Prospect Village Shops

Within a 12 minute drive to Westfield Woden Shopping Precinct

Within a 13 minute drive to Cooleman Ridge Nature Reserve

Within a 15 minute drive to Canberra CBD

Lower level: 48m²

Upper level: 66m²

Garage: 22m²

Total: 136m²

Built: 2016

EER: 6.0

Rates: \$2,184.22 p.a (approx.)

Land tax: \$2,870.40 p.a (approx. only applicable if rented)

Body corporate: \$1,616.73 p.a (approx.)

Rental appraisal: \$650.00 - \$700.00 per/wk

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