

**16 Haviland Avenue, Coombs, ACT, 2611**



**House For Sale**

Thursday, 16 January 2025

16 Haviland Avenue, Coombs, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Quality family home in the heart of the Molonglo Valley.

### What you see:

A clever design, modern interiors, complimented by low maintenance living, allowing for more time to do the things you love.

### What we see:

An ideal family home.

### See more:

Dual living areas

Theater/media room with wired surround sound system, could also be utilised as a rumpus/kids room

Modern kitchen with gas cooking and huge butlers pantry

Stone benchtops and soft close cabinetry

Ample storage throughout

Plantation shutters

Three bedrooms all with built in robes + separate study with fibre cable

Master suite with walk in wardrobe and modern ensuite, with a double vanity

Covered 6x3 alfresco including BBQ with gas connection & plumbing

10 kW solar system with 21 panels

Ducted reverse cycle heating and cooling

Double garage with internal access

Quality build by Rawson Homes

5 minute walk to Coombs local playground

9 minute drive to Cooleman Court

5 minute drive to Stromlo Leisure Centre

5 minute ride to Stromlo mountain bike park

10 minute drive to Mount Stromlo High School

12 minute drive to Woden town centre

12 minute drive to Alfred Deakin High School

17 minute drive to Canberra CBD

Total Living: 218m<sup>2</sup> (approx.)

Garage: 37m<sup>2</sup> (approx.)

Block: 621m<sup>2</sup> (approx.)

EER: 6.0

Year Built: 2015

Rates: \$918 p.q (approx.)

Land Tax: \$1775 p.q (approx.) (only applicable if rented)

AUV: \$587,600 (2024)

Rental Appraisal: \$850 - 900 p.w

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