

**57/20 Fairhall St, Coombs, ACT, 2611**



**House For Sale**

Tuesday, 12 November 2024

57/20 Fairhall St, Coombs, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Yash Sethi

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## "Comfortable Townhouse Perfect for Everyday Living"

New Door Properties proudly presents 57/20 Fairhall Street, Coombs - a double-storey townhouse offers a spacious, functional layout, perfect for modern family living. The open-plan living and dining area on the ground floor features soft carpet underfoot, creating a warm and inviting atmosphere. The modern kitchen is well-equipped with a stone-top, stainless steel appliances making meal preparation a breeze. There's also ample storage space throughout, including a dedicated room for added convenience. Upstairs, the master bedroom is a comfortable retreat with a built-in robe, ensuite, and access to a private balcony, perfect for enjoying morning coffee. The other two bedrooms are well-sized, also with built-in robes and plush carpeting. All bathrooms are finished with floor-to-ceiling tiles and modern vanities, while an additional powder room offers added convenience for guests. Enjoy the benefits of low-maintenance outdoor spaces, with a tidy courtyard and a spacious balcony with tiled flooring, ideal for entertaining or relaxing. The townhouse also offers a single lockup garage with internal access, ducted reverse cycle heating and cooling, and is NBN-connected, ensuring year-round comfort and connectivity. This home is the ideal blend of practicality and comfort in a great location. Don't miss this opportunity to experience this wonderful home, schedule your inspection today! For more information, contact Yash Sethi @ 0406 551 043 or Aman Kaur @ 0493 396 666.

**Property Features:** 3 Bed | 2.5 Bath | 2 Car - Townhouse

- Double storey townhouse
- Open plan living & dining on the ground floor
- Spacious living with carpet on the floors
- Modern kitchen features a stone-top
- Tiled splashback for easy maintenance
- Stainless steel appliances
- Includes 600mm gas cooktop, electric oven, dishwasher & rangehood
- The master bedroom features a built-in robe & an ensuite
- Access to the balcony from the master suite
- Bedroom with built-in robe
- Carpeted bedrooms
- All the bathrooms feature a vanity & floor-to-ceiling tiles
- European laundry
- Additional powder for convenience
- Low maintenance courtyard for easy maintenance
- Spacious balcony with tiled flooring
- Single lockup car garage with one additional parking space
- Downlights spanning across the house
- Ducted reverse cycle heating & cooling
- Solar hotter connected
- Crimsafe front door along with inner bolt locks
- NBN connected

**Property information:**

- EER: 6.0 stars
- Floor area: 108.70 m2 (approx.)
- Rates: \$518.46 per qtr (approx.)
- Land tax: \$675.99 per qtr (approx.)
- Strata: \$793.25 per qtr (approx.)
- Leased @ \$660 per week until February 2025

**Property location:**

- Walking distance to trails and parks
- Short distance from The Stromlo High School
- Short drive to Cooleman Court Shopping Centre
- Approximately 15 km away from Canberra CBD

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