

6B Colbung Street, Coombs, ACT, 2611

House For Sale

Thursday, 14 November 2024



THE
PROPERTY
COLLECTIVE

6B Colbung Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Obi Shadmaan
0423980763

Unrivalled Comfort and Style

Welcome to 6B Colbung Street, Coombs - a stylish and versatile tri-level townhouse that combines modern living with functional design, perfect for families, professionals, or anyone seeking an active, well-connected lifestyle. Located in the heart of Coombs, this property offers an exceptional lifestyle within easy reach of parks, ponds, walking trails and top-tier amenities. With thoughtful features across every level, this home promises comfort, style, and endless flexibility for how you live, work and play.

The ground floor is designed with convenience in mind, featuring a secure remote garage with internal access plus additional carport. At the rear of the garage, an additional room has been purpose-built with its own bathroom, making it ideal as a home office, gym, studio, or extra storage space. This versatile area offers a private retreat to focus, unwind, or store essentials while keeping the main home clear and uncluttered. As you move upstairs, you're welcomed into a spacious, light-filled living area that flows seamlessly from kitchen to dining to a charming balcony-perfect for casual entertaining or a quiet morning coffee.

The heart of the home is the kitchen, equipped to delight any home cook. A large stone island bench commands this space, complemented by extensive cabinetry, high-quality appliances, a gas cooktop and electric oven. The open-plan layout creates an inviting space for family and friends, with a dedicated powder room conveniently located on this level. Whether it's a family dinner or an evening with friends, this central floor brings everyone together in a setting that's both modern and practical.

On the top floor, the master suite offers privacy and comfort, with a chic ensuite and an entire wall dedicated to built-in robes. The additional two bedrooms are generously sized, each with built-in storage, and are serviced by a third, spacious bathroom complete with a bath. This home's location further elevates its appeal, with Coombs' natural beauty and recreational options all within walking distance. Whether exploring Mount Stromlo Park, exercising at the Stromlo Leisure Centre, or enjoying the vibrant local cafes and shopping precincts, this townhouse is ready to welcome you into a fantastic, move-in-ready lifestyle.

The Perks:

- 3 bed, 3.5 bath, 2 car design
- Kitchen equipped with stylish stone benchtops, modern appliances, gas cooktop, electric oven, rangehood, dishwasher and ample bench and storage
- North-facing, open plan living, meals and kitchen
- Large outdoor balcony overlooking private complex
- Three oversized bedrooms with ample built-in storage space
- Segregated master bedroom with built-in wardrobe and private ensuite
- Large remote lock-up garage plus additional carport
- Additional multi-purpose room behind garage
- European-style laundry
- Double glazed windows
- Ducted reverse cycle air-conditioning
- Walking distance to parks, ponds, creeks and nature reserves
- Moments from Mt Stromlo Park, Stromlo Leisure centre, short drive to Westfield Woden, Cooleman Court and the City

The Numbers:

- Living space: 133m²
- External: 30m²
- Garage: 51m²
- Body corporate: \$3,485
- Rates: \$2,332
- Land tax (investors only): \$2,267

- EER: 6 stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.