

**41/18 Cornelius Street, Coombs, ACT, 2611**



**Townhouse For Sale**

Tuesday, 14 January 2025

41/18 Cornelius Street, Coombs, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Light-Filled, Private Corner Townhouse

Welcome to this stunning corner townhouse, offering an abundance of natural light and additional living space that sets it apart from others in the area. Situated in a prime location with just one neighbour, this thoughtfully designed home blends comfort, convenience, and modern style.

As you enter through the enclosed courtyard through to the ground floor, you'll be greeted by a spacious open-plan living, dining, and kitchen area. Thanks to its corner positioning, the living space is larger than most in the area, providing extra room to relax and entertain. The ground floor also features a convenient powder room and direct access to the internal double lock-up garage.

Upstairs, you'll find three well-proportioned bedrooms, all with built-in robes. The master bedroom boasts a private ensuite and corner windows that flood the space with light. The second and third bedrooms are equally inviting, with the second bedroom also featuring corner windows. These rooms are serviced by the stylish main bathroom, complete with floor-to-ceiling tiles for a touch of luxury.

### Additional Features:

- \* Functional floorplan designed for comfortable living
- \* Corner townhouse with only one neighbour and extra windows throughout
- \* Larger living area due to corner position
- \* Ducted reverse cycle heating and cooling for year-round comfort
- \* Spacious third bedroom – no compromises here!
- \* Double-glazed windows for energy efficiency and noise reduction
- \* Powder room on the ground floor for added convenience
- \* Double car garage with internal access
- \* Easy access to John Gorton Drive for seamless commuting

This exceptional home combines the best in modern townhouse living with added light, space, and privacy.

Living size: 107sqm

Garage: 34sqm

Body Corporate: \$1,990pa

Rates: \$2,244pa (approx.)

Land Tax: \$2,959pa (approx.)

EER: 6.0

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