

8/2 Telfer Street, Coombs, ACT, 2611



Unit For Sale

Thursday, 28 November 2024

8/2 Telfer Street, Coombs, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



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Stylish, Sunlit Townhouse in Tranquil Coombs

Nestled in a peaceful corner of Coombs, this north-facing townhouse is bathed in natural light, with the main living area, master bedroom, and front of the property all enjoying the sunny aspect. The ground floor offers a spacious open-plan lounge and dining area that seamlessly connects to a contemporary kitchen. Equipped with an electric cooktop, oven, rangehood, dishwasher, and ample stone benchtop space, the kitchen is perfect for both everyday meals and entertaining. A separate laundry with an additional toilet and a secure single-car garage with internal access add to the home's functionality.

Step outside to the private front courtyard, accessible via a gate and the main living area, where you can enjoy a quiet retreat or entertain guests. Upstairs, all three bedrooms feature built-in robes, providing plenty of storage. The two modern bathrooms are stylishly appointed, each with generous showers, ensuring comfort and convenience for the whole family.

Positioned in a high-growth location, this property combines suburban tranquility with urban convenience. Nearby parks, schools, shops including the newly established KOKO development with Woolworths, Chemist, Coffee shop and more. Transport options make it easy to enjoy the best of Canberra living.

- * North-facing design with abundant natural light
- * Spacious 95sqm of internal living
- * Three bedrooms with built-in robes
- * Two modern bathrooms with sleek interiors
- * Secure single-car garage with internal access
- * Separate laundry with an additional toilet on the ground floor
- * Private courtyard with direct access
- * Contemporary kitchen with ample storage and stone benchtops
- * Split-system air conditioning in the main bedroom and living area

This townhouse offers the perfect balance of lifestyle, comfort, and practicality – an ideal place to call home or a smart investment opportunity.

Living Size: 119sqm (including garage)

Courtyard: 22sqm

Strata: \$2,747pa (approx.)

Rates: \$2,105pa (approx.)

Land Tax: \$2,901pa (approx.)

EER: 6.0

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