



62 Cornelius Street, Coombs

Generous Living, Family Comfort & Prime Location

Designed with functionality and family comfort in mind, this spacious home spans across two levels and features multiple living spaces catering for the whole family.

The ground floor features a sunny front lounge room, modern kitchen and open plan living and dining room filled with natural light thanks to the stunning high ceilings, plus a large covered alfresco perfect for indoor-outdoor entertaining. There is also a bedroom and bathroom conveniently located on the ground floor.

Upstairs, a versatile rumpus provides an ideal retreat for the kids or a second lounge for parents. The generous master suite features a walk-in robe and private ensuite, while the remaining three bedrooms all include built-in robes and are serviced by a modern family bathroom.

There are so many features on offer at this family residence including double garage with internal access, additional off-street parking, ducted reverse cycle heating & cooling and a large private backyard with plenty of room for your trampoline, swing set, or whatever the kids & pets need.

4 3 2

FOR SALE

Auction Sat 11 Oct at 10:00am

AGENTS

Jake Bunday
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Olivia Fairweather
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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



All located in the best pocket of Coombs with easy access to nearby local amenities including Cooleman Court Shopping Centre, Stromlo Leisure Centre, quality schools, playgrounds, and scenic walking & bike trails

Contact Jake or Olivia today for more information or to book your next inspection.

Key features:

- Large four-bedroom, 3-bathroom home
- Three versatile & spacious living areas
- Sunny formal lounge on ground floor
- Open plan living & dining with stunning high ceilings providing ample natural light
- Beautiful modern kitchen with stone bench tops, walk in pantry, quality appliances including fridge & dishwasher, breakfast bar and ample storage
- Guest bedroom and bathroom conveniently located on ground floor
- Upstairs rumpus room perfect for kids or parents retreat with stunning views
- Master bedroom with walk-in robe & modern ensuite with underfloor heating and floor to ceiling tiles
- All other bedrooms appointed with mirrored built in robes and beautiful views
- Main bathroom upstairs with floor to ceiling tiles, bath-tub and separate toilet
- Double-glazed windows
- Ducted reverse cycle heating & cooling
- 3.5kw Solar system
- Spacious laundry
- Generous covered alfresco area perfect for indoor-outdoor living
- Attached automatic garage with internal access plus additional off-street parking
- Large & private backyard with plenty of room for your trampoline, swing set, or whatever the kids & pets need.
- Enjoy unbeatable convenience with nearby local amenities including Cooleman Court Shopping Centre, Stromlo Leisure Centre, quality schools, playgrounds, and scenic walking & bike trails

Quick stats:

- Year built: 2016
- Block size: 679sqm approx.
- Internal living size: 216sqm approx.
- Garage size: 42sqm approx.
- Alfresco size: 25sqm approx.
- Rates \$910pq approx.
- Land Tax (if rented out): \$1757pq approx.
- EER 5.5



MORE DETAILS

Property ID 35VEGCY
Property Type House
House Size 216 m2
Land Area 679 m2
EER 5.5

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

Olivia Fairweather 0478 653 447

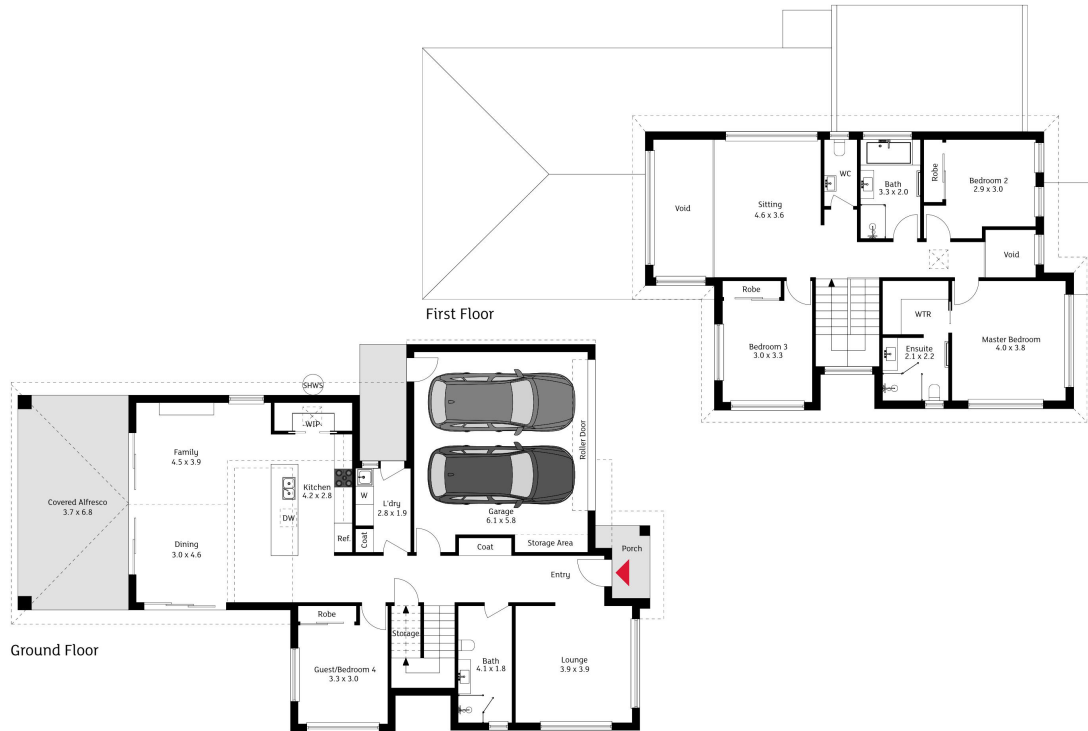
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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