



Coombs, 9 Scotford Street

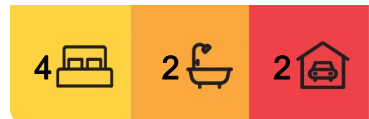
SPACIOUS & LIGHT FILLED FAMILY ENTERTAINER

Auction Location: On-Site

Designed to showcase open plan modern interiors delivering loads of natural light and beautiful green aspects exuding privacy, in the quiet and popular suburb of Coombs.

This single level 193m² home boasts clean lines with a spacious interior and flexible floor plan. Multiple living spaces and oversized rooms for accommodation exemplifies all that is desirable in this contemporary family residence.

The house itself is designed for entertaining, with two separate living spaces: a segregated formal lounge area and large family/dining room surrounding the kitchen. The stylish gourmet kitchen has been cleverly designed with connectivity in mind —positioned to ensure you are always a part of any celebrations or entertainment surrounding you whilst cooking, with quality stone bench tops, ample cupboard space, feature lighting and glass



Auction
Sat 4th May @ 10:00AM

View
Sat 4th May @ 9:30AM - 10:00AM

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EER ★★★★★

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splashback, complete with quality stainless steel appliances, gas cooking and featuring a large island bench and butlers pantry. Large windows and a skylight ensure light pours in, with sliding doors opening out to the alfresco, the perfect place for outdoor dining and entertaining the family.

The master bedroom is segregated, featuring a large walk-in robe and a stylish oversized ensuite. Additional accommodation is provided in the form of three bedrooms, all with built in robes. The main bathroom is positioned to service these bedrooms, with bath, shower and separate WC.

The outdoors has been designed to ensure there is plenty of space for the whole family to enjoy, something so desired yet so rare in this modern suburb. There is flat grassed areas, tanbarked areas, raised garden beds, plus a studio room ideally utilised as a gym. Bursting with high end modern inclusions, this home is second to none. Additional features include ducted reverse cycle heating and cooling, a walk in linen closet, large separate laundry with built in storage, double garage with internal access, 4000L water tank and solar hot water.

This outstanding home enjoys easy access to state-of-the-art local parkland, local playgrounds, schools, walking tracks, Mount Stromlo Reserve, only minutes to the ever popular Cooleman Court shopping centre, Denman Prospect shops, Woden Shopping Precinct and main arterial roads.

Features;

- Executive style living
- Master bedroom with large walk-in wardrobe and ensuite
- Three additional bedrooms with built in wardrobes
- Executive style kitchen with gas cooking, stainless steel oven and dishwasher, walk in pantry, feature lighting, glass splashback, large breakfast bar
- Large open plan family & dining area drenched in natural light
- Separate formal lounge
- Main bathroom with bath, shower and separate WC
- Gas heating and evaporative cooling
- Excellent storage space with walk in linen
- Double glazed windows
- Solar hot water system
- Double garage with internal access
- 4000L water tank
- Studio room

EER: 4.5 stars

Land Size: 593m² (approx.)

Living Size: 193m² living + 39m² garage (approx.)

Rates: \$3,471 p.a (approx.)

Land Tax: \$6,039 p.a (approx.)

Construction: 2015

Land value: \$652,000 (2023) (approx.)

Disclaimer:

Please note that while all care has been taken regarding general information and



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More About this Property

Property ID	H14H5W
Property Type	House
House Size	232 m ²
Land Area	593 m ²
EER	4.5

Jane Macken 0408 662 119

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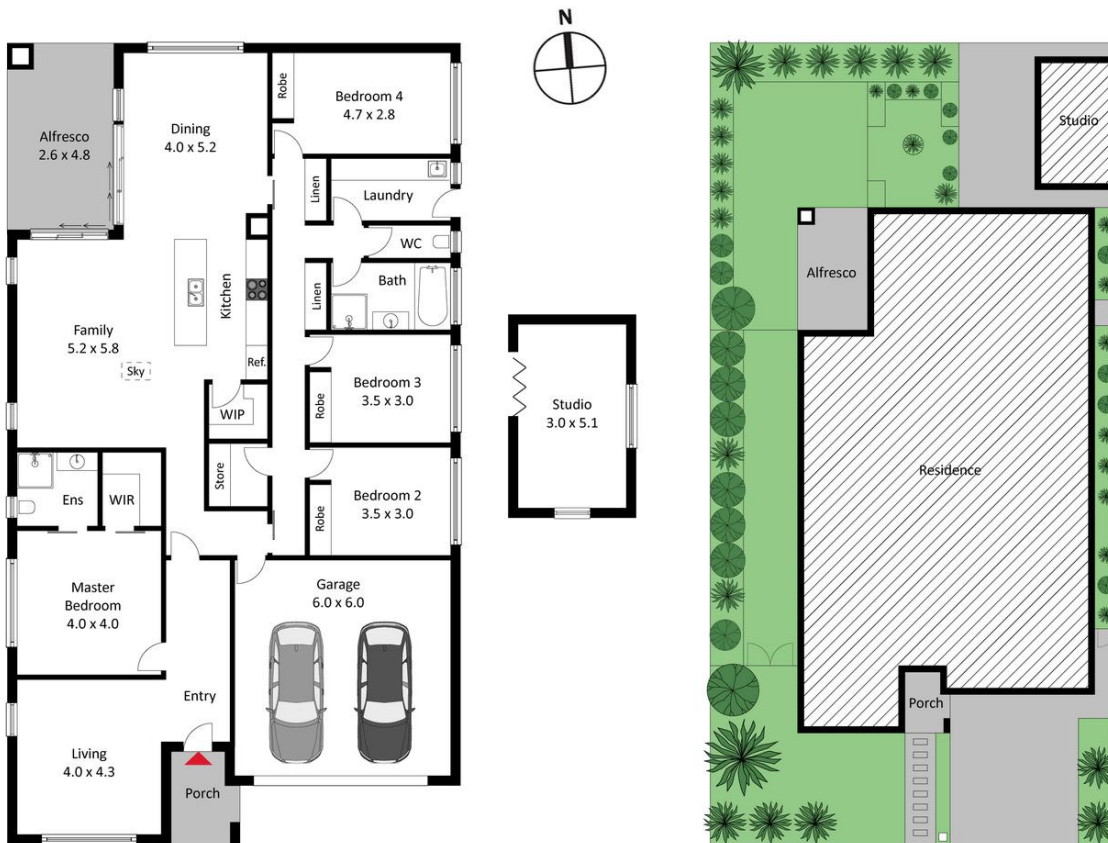
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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