







Coombs, 9 Scotford Street

SPACIOUS & LIGHT FILLED FAMILY ENTERTAINER

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 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,

4 2 2

For Sale
Auction

View
ljhooker.com.au/HMYH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au
Emma Robertson
0422415008
emma.robertson@ljhwodenweston.com.au

EER ★★★★½

LJ Hooker Woden | Weston
(02) 6288 8888

LJ Hooker

Disclaimer: 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.

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 marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies

LJ Hooker

LJ Hooker Woden | Weston
(02) 6288 8888

Disclaimer: 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.

contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.











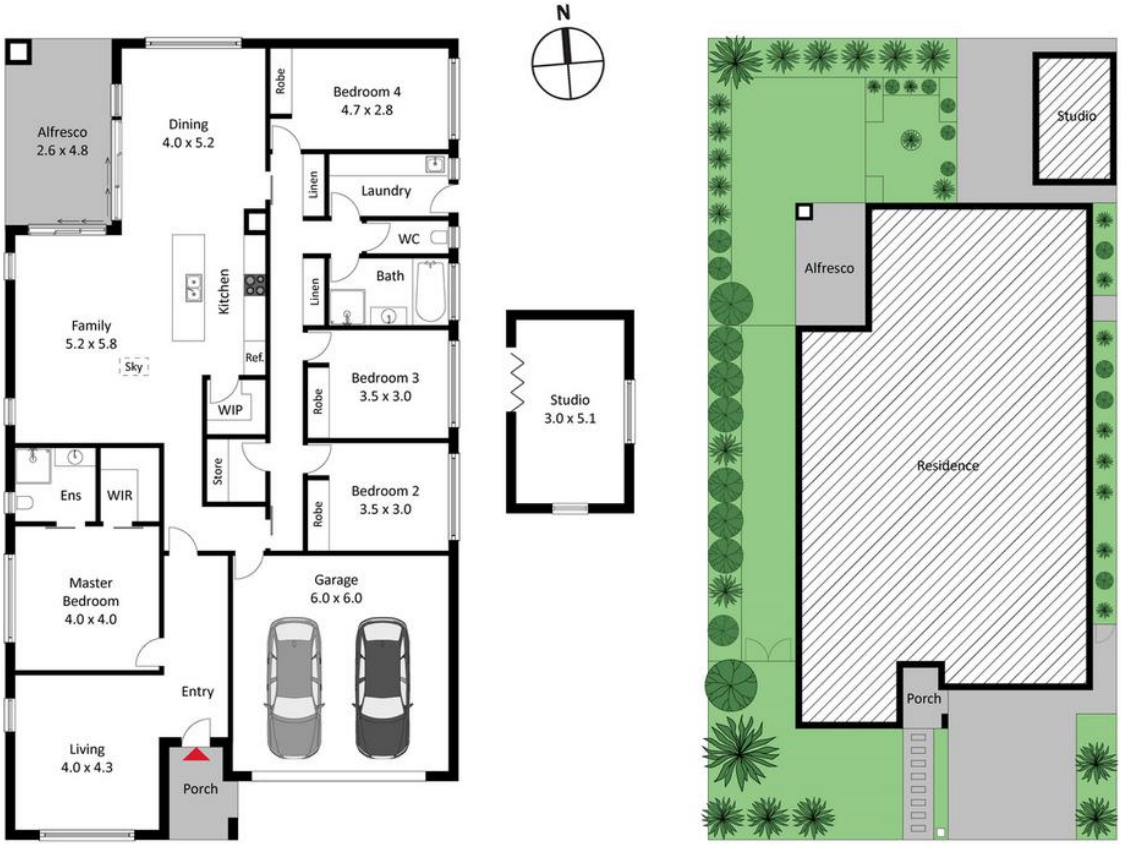
More About this Property

Property ID	HMYH5W
Property Type	House
House Size	232 m²
Land Area	593 m²
EER	4.5

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au
Emma Robertson 0422415008
Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

Disclaimer: 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.



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.

LJ Hooker Woden | Weston
(02) 6288 8888

Disclaimer: 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.