



14/33 Arthur Blakeley Way, Coombs

A North Facing Town Residence

Positioned in a quiet street close to the local wetlands and Ruth Park playground, this modern, north-facing townhouse offers a low-maintenance lifestyle ideally suited to owner-occupiers and investors alike.

Filled with natural light, the thoughtfully designed interior features open-plan living and dining areas complemented by warm timber flooring and high ceilings. The sleek kitchen is appointed with stone benchtops and quality AEG appliances, while the three generously sized bedrooms include built-in wardrobes, with an ensuite to the main bedroom.

Double-glazed windows and reverse-cycle air conditioning provide year-round comfort, while the north-facing courtyard offers an inviting outdoor space to relax or entertain.

Enjoy easy access to Coombs local shops, Charles Weston School and the growing shopping and dining precinct in neighbouring Wright. Cooleman Court, Stromlo Forest Park, public transport and the Tuggeranong Parkway are also within easy reach.

With its appealing combination of comfort, convenience and low-maintenance living, this townhouse is ideally positioned to enjoy all

3 2 2

FOR SALE
$669,000 +

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

AGENTS
Andy Greenberger
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AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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.

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that Coombs and the surrounding area have to offer.

We look forward to welcoming you at the next open home. If you are unable to attend, please call today to arrange an inspection.

Property details:
EER: 6.0
Living: 114m² approximately
Garage: 21m² approximately
Body corporate fees: $2,513.40 per annum
Rates: $2,305.26 per annum approximately
Land tax: $2,947.36 per annum approximately (only if rented)
Property features:

- Reverse-cycle air conditioning
- Double-glazed windows
- Crimsafe security doors
- Stone kitchen benchtops
- AEG gas cooktop
- AEG electric oven
- AEG dishwasher
- Powder room on the lower level
- Floating timber floors
- LED lighting
- North-facing main bedroom with ensuite
- Three generously sized bedrooms, all with built-in robes
- High ceilings on the lower level
- Single remote garage with internal access and designated additional car space
- Good storage space
- North-facing courtyard











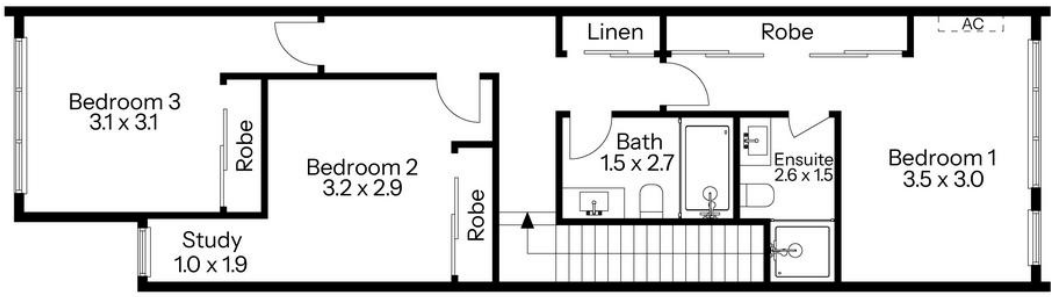
MORE DETAILS

Property ID	KAHH5W
Property Type	House
House Size	114 m2
EER	6
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes

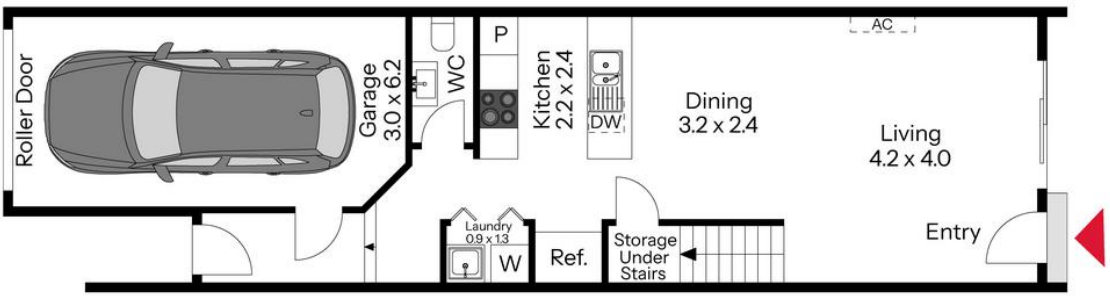
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Upper Floor



Ground Floor

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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