

57/20 Gifford Street, Coombs

FAMILY SIZED TOWNHOME BURSTING WITH INCLUSIONS AND UPGRADES

North facing, family sized accommodation and low-maintenance outdoor entertaining. This home defies traditional townhouse expectations, offering all that today's buyer dreams of, and more. Offering a modern living experience across two levels, prepare to be enchanted by the array modern inclusions and upgrades, leaving nothing left to do but move in and enjoy.

A landscaped, low maintenance garden leads you to the front door. Stepping inside, a warm and inviting open plan living area greets you, forming the heart of this remarkable home, quality engineered Blackbutt style laminate flooring and new high-quality paint with feature walls contributing to the atmosphere. The kitchen is a culinary dream, delightfully modern yet further upgraded to include new Bosch pyrolytic oven and dishwasher, natural gas cooktop, plus ample bench and storage space. The kitchen flows to the dining area and rear courtyard with ease, perfectly positioned for entertaining, the courtyard also landscaped to include quality synthetic grass, framed by riverstone, delightfully low maintenance and ideal for children and pets. The kitchen, living area and rear courtyard are ideally north

4 3 2

FOR SALE
\$880,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



facing and bathed in sunshine. One bedroom is conveniently positioned on the lower level, perfectly suited to a home office or guest accommodation, with a full sized-bathroom adjacent, another rare find for a townhouse where you would usually only find a powder room on the lower level.

The three remaining bedrooms are positioned upstairs, the master bedroom befitting of a home of this calibre, enjoying a walk-through robe and spacious ensuite, also benefitting from the northerly aspect. The two other bedrooms both include built in robes and are serviced by the family bathroom with full sized bath, shower plus separate WC for convenience.

This home goes above and beyond, offering a host of thoughtful extras with no expense spared in securing premium products. A 10.56kw solar array with 9.5kw battery has been installed, keeping energy consumption and bills minimal. Reverse cycle air conditioning units have been installed all three bedrooms upstairs, plus the living room downstairs catering to the lower bedroom, ensuring year-round comfort without wasting energy and costs. New blackout roller and privacy blinds with cassettes in all bedrooms further contribute to the favourable EER and modern aesthetic. The full-sized double lock-up garage provides secure parking with easy access inside, while the conveniently located euro laundry adds to the overall functionality.

Experience the convenience and vibrant community of Coombs and the Molonglo Valley, with well-regarded schools like Charles Weston Primary School and Stromlo High School nearby, families have excellent educational options. Local Coombs, Wright and Denman Prospect shops offer multiple grocery, dining and amenities, with Cooleman Court only a short drive offering further options. Embrace the best of convenience and community as you explore the multitude parks, walking and bike trails at your doorstep.

- Modern family sized townhome, upgraded with the highest quality appliances
- North facing living and dining area, kitchen, rear courtyard and master bedroom
- Landscaped front and back courtyards
- Kitchen with new pyrolytic oven and dishwasher, plus ample bench and storage space
- One bedroom positioned downstairs, with adjacent full sized bathroom
- Main bedroom with walk in robe and ensuite
- Main bathroom with a bath, shower and separate WC
- Reverse cycle air conditioning units in 3 bedrooms and living area
- Double lock up garage
- Concealed laundry conveniently located downstairs
- Premium solar array with 10.56kw system and 9.5kw battery
- Quality flooring and paint with feature walls
- Blockout roller and privacy blinds with cassettes in all bedrooms

Living size: 132m² living & 38m² garage (approx.)

Rates: \$1,809.09 p.a (approx.)

Land tax: \$2,285.43 p.a (approx.)

Body Corporate: \$821.30 p.q (approx.)

Construction: 2016

EER: 6 stars

EER 

MORE DETAILS

Property ID JNWH5W
Property Type House
Land Area 170 m2
EER 6

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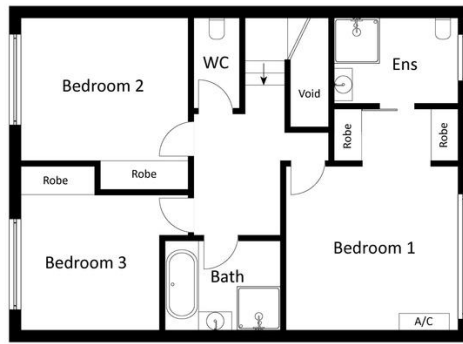
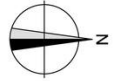
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First Floor



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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