



26 Taggart Terrace, Coombs




Light, Lifestyle and Location All in One

Morning light streams through this beautifully designed Coombs townhouse, highlighting its thoughtful layout and easy sense of comfort. Tucked in a quiet corner of the suburb, this separately titled home feels private, bright and perfectly connected to its surroundings.

Upstairs, the main bedroom opens onto a sunny north-facing balcony with a view over your private courtyard, a perfect spot for a morning coffee. A walk-in robe and ensuite add convenience, while two additional bedrooms with built-in robes share a stylish main bathroom, ideal for family or guests.

Downstairs, the home is built for everyday living and entertaining. The kitchen anchors the space, designed with generous bench space, breakfast bar seating is open to the living and dining area. Glass doors draw you out to the private rear courtyard that is suitable for kids, and is safe for pets, a lovely retreat for weekend gatherings or relaxed evenings at home.

Ducted reverse cycle heating and cooling, and solar hot water ensure year-round comfort and efficiency. Clever additions such as a downstairs powder room, laundry nook and under-stair storage make

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FOR SALE
\$750,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

daily routines effortless.

The double garage sits privately to the rear, accessed via the courtyard, and the community title arrangement keeps shared costs minimal, meaning you can enjoy the freedom of townhouse living without the overheads of traditional strata.

This is a home that feels connected to nature, to light, and to the conveniences that makes life easy. With Charles Weston Primary, playgrounds, Coombs Shops and Woolworths Metro just moments away, and simple access to Woden, Tuggeranong and the City, everything you need is within easy reach.

Internal: 104m²

Garage: 36m²

Covered deck: 10m²

Front courtyard: 34m²

Rear courtyard: 69m²

Block: 199m²

EER: 6 Stars

Rates: \$2,582 per annum

Land Tax: \$4,009 per annum (only if rented)

Community title: \$138 per quarter

Key Features:

- Sun-filled living areas and backyard with a desirable north-east orientation
- Expansive open-plan kitchen, dining, and lounge flowing effortlessly to outdoor entertaining spaces
- Gas cooking, dishwasher, huge island bench/breakfast bar.
- veranda and paved courtyard perfect for gatherings and relaxed outdoor living
- Three upstairs bedrooms, each fitted with built-in robes
- Master suite featuring a walk-in wardrobe, ensuite, and private balcony with Black Mountain views
- Comfort year-round with ducted reverse cycle heating and cooling
- Convenient ground-level powder room, laundry nook, and under-stair storage
- Secure garage with remote access through the private courtyard
- Efficient solar hot water system
- Low-cost community title with minimal shared expenses

What's Nearby:

- " Charles Weston Primary School —0.8 km
- " Coombs Local Shops & Woolworths —1 km
- " Local Playground (Ruth Park Playground) —1 km
- " Canberra City Centre (Civic) —12km
- " Woden Town Centre —8km
- " Tuggeranong Town Centre —15km

EER 

MORE DETAILS

Property ID 2EACFHK
Property Type Townhouse
EER 6

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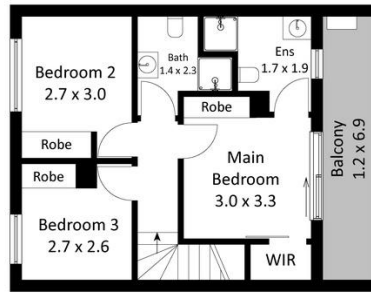
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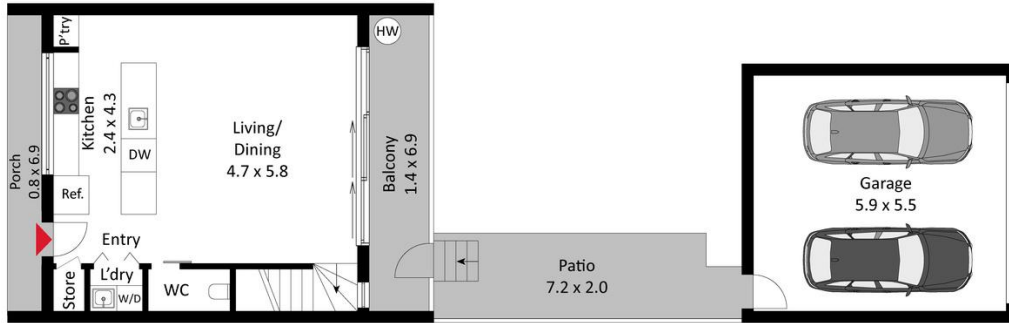
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Level Two



Level One

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.