



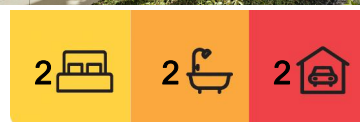
Coombs, 114/2 Woodberry Avenue

Modern Comfort Meets Everyday Convenience

Positioned in the heart of Coombs, this stylish two-bedroom townhouse offers the perfect balance of comfort, functionality, and location. Designed for effortless living, it features light-filled interiors, contemporary finishes, and seamless indoor-outdoor flow. Whether you're a first-home buyer, downsizer, or investor, this home presents an excellent opportunity in one of Canberra's most rapidly growing suburbs.

The open-plan living and dining area provides a welcoming space to relax and entertain, while the well-appointed kitchen boasts quality appliances, ample storage, and sleek finishes. Upstairs, two generous bedrooms each come with built-in wardrobes, complemented by two modern bathrooms. A dedicated study nook adds versatility, and the secure tandem garage provides both storage and convenience.

Enjoy the benefits of living in a vibrant community with parks, walking trails, and everyday essentials just moments away. This is an opportunity to secure a low-maintenance home in



For Sale
By Negotiation

View
By Appointment

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EER ★★★★★★

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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.

a thriving location-don't miss out.

Features:

- Two spacious bedrooms with built-in wardrobes
- Master bedroom with ensuite
- Two modern bathrooms with quality fittings
- Open-plan living and dining area with natural light
- Stylish kitchen with ample storage and premium appliances
- Dedicated study nook, perfect for a home office
- European laundry and secure tandem garage with internal access
- Energy-efficient design with a 6.0-star EER
- Split system air conditioning in the living room and master bedroom
- Double-glazed windows for improved insulation and noise reduction
- Garage: 39m2
- Courtyard: 25m2

Proximity to Amenities:

- Charles Weston School : 5-minute walk
- Coombs Shopping Centre (café, convenience store, pub): 3-minute drive
- Molonglo Health Hub: 5-minute drive
- Stromlo Forest Park: 7-minute drive
- Public transport: 5-minute walk
- Canberra CBD: 15-minute drive

More About this Property

Property ID	3597GCY
Property Type	Townhouse
House Size	102 m2
Land Area	1.24 hectare
EER	6
Including	Study Air Conditioning Courtyard Low Maintenance New Appliances

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

114/2 Woodberry Avenue, Coombs

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