



Coombs, 95/2 Woodberry Avenue

SURVIVAL OF THE FITTEST

Open by private inspection —please contact Jane on 0408 662 119 or Emma on 0422 415 008 to book a viewing.

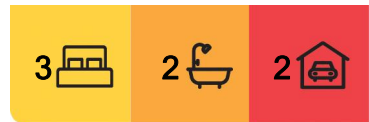
Welcome to 95/2 Woodberry Avenue, a segregated floorplan, perfect for privacy within the household! The ideal townhouse for any family or investor looking to buy into the rapidly growing Molonglo Valley. Filled with excellent features, this property is ready for its next family to love.

This is a house that immediately feels like home. Perfect for the modern family, this townhouse is immaculately presented, bright and airy, with a spacious and segregated floorplan offering a rare combination of low maintenance lifestyle whilst still plenty on living and entertaining space.

With neutral tones and modern fixtures and fittings throughout, you will be pleasantly



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.



For Sale
\$699,000 +

View
By Appointment

Contact
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EER ★★★★★

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(02) 6288 8888

surprised by just how much is on offer. At the heart of this home is an open plan living and dining area, with reverse cycle unit and large glass sliders opening to the balcony, which is one of two great outdoor entertaining areas.

The light-filled kitchen provides a thoughtfully laid out space, with stone bench tops, electric cooktop, dishwasher and plenty of storage. The kitchen overlooks the generously-sized dining area which is perfect for entertaining with family and friends.

The segregated living area is a perfect escape, opening up onto the leafy courtyard, bringing the outdoors in for endless entertaining opportunities. Enjoy the paved area and easy-care greenery, providing for multiple outdoor desires and a secure area for the children or pets.

Accommodation is provided in the form of three generous sized bedrooms. The master bedroom is segregated from the rest, located on the third level ensuring privacy. The two other bedrooms are located on the top floor, all with built in robes, the master with ensuite. Both the bathroom and ensuite are neutral in design and this property also has an additional powder room to accommodate all residents and guests.

Additional features of this home include a double garage with internal access for convenience.

Moments away from the Stromlo running track and the Forest Park MTB course, wetlands, walking trails, and arterial roads leading to the City, Belconnen and Woden with well-connected public transport options, this beautiful home defies traditional townhouse living and is an outstanding opportunity not to miss - there is nothing to do but move in and enjoy.

Features include:

- Inviting three-bedroom townhouse.
- Generously proportioned home.
- Large open plan kitchen and dining areas.
- Sleek modern kitchen with stone bench tops, electric cooktop, dishwasher and plenty of storage space.
- Ensuite to master bedroom, separate main bathroom with bath and additional powder room.
- Private rear courtyard with paved areas, low maintenance greenery and outdoor access.
- Double car garage with remote and internal access.

Living size: 119m² + Garage 43m²

Rates: \$1,826,07 p.a (approx.)

Land tax: \$1,952.95 p.a (approx.)

Body corporate: TBA p.q (approx.)

EER: 3.0

Build: 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



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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.

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More About this Property

Property ID	H0BH5W
Property Type	Townhouse
House Size	162 m ²
EER	3

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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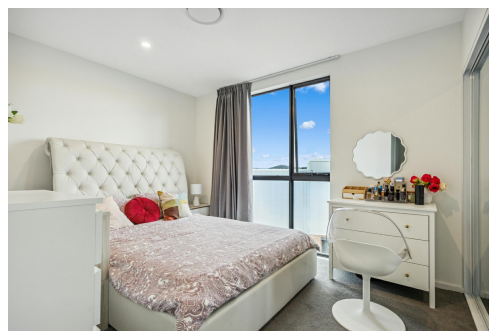
Gabby Woods 0449 901 115

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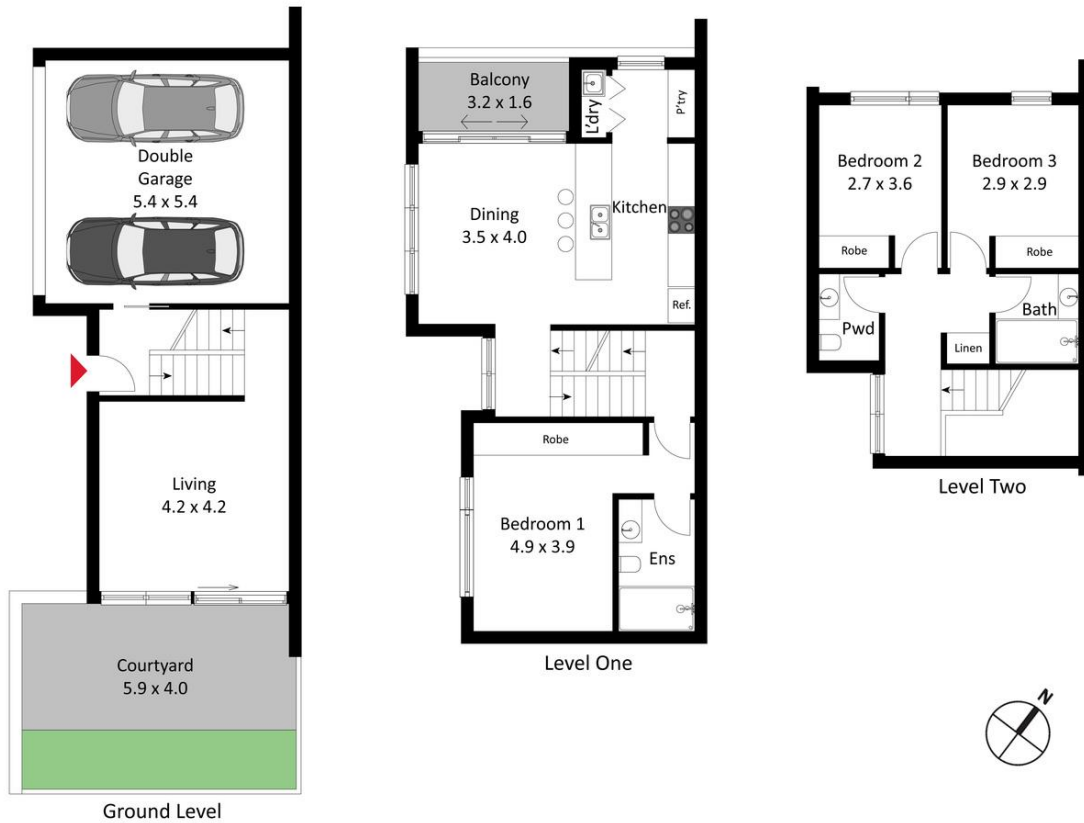
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

