



37A Madgwick Street, Coombs

Spacious Townhouse in Prime Location Opposite Charles Weston School

Modern 3-Bedroom Townhouse in Prime Location

Located in the sought-after Soma complex, this stylish townhouse offers a perfect combination of comfort, convenience, and contemporary design. Situated directly across from Charles Weston School, within walking distance to Woolworths Metro, and just a short drive to Denman Village, this property is ideally positioned for modern living. Woden, Belconnen, and Civic are all within a 15-20 minute drive.

Property Features:

- Open-plan living with combined kitchen, dining, and lounge areas
- Modern kitchen featuring stone benchtops, electric cooking, dishwasher, breakfast bar, and ample storage
- Main bedroom with built-in robes, ensuite, and its own split system
- Two additional bedrooms, one with built-in robe, serviced by the main bathroom
- Reverse-cycle split system heating and cooling for year-round comfort

3 2 2

FOR RENT

Please Call

AGENTS

Amaya Massis

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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.



- Powder room conveniently located downstairs
- Private enclosed courtyard perfect for outdoor entertaining
- Single garage with remote access and internal entry, plus one additional allocated parking space in front

Conditions:

Available: 14 November 2025

EER: Unknown

Pets: Tenants must seek lessor's consent to keep pets

Ceiling insulation: This property complies with the minimum ceiling insulation standard

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

MORE DETAILS

Property ID	HZPH5W
Property Type	House
Including	Toilets (1)

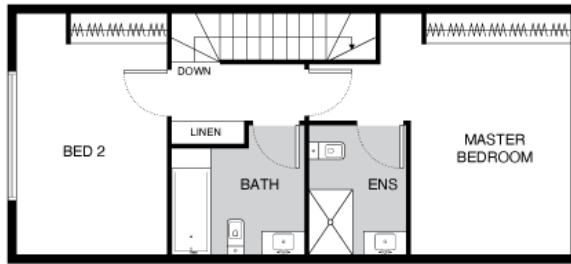
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UPPER FLOOR PLAN



GROUND FLOOR PLAN

THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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