







Coombs, 15/1 Calaby Street

3 Bedroom Townhouse with Multiple Living Spaces!

3 | 2 | 2

• Open plan combined kitchen, family and dining, with separate living
• Kitchen with modern cabinetry, stone benchtops, electric cooking, dishwasher, breakfast bar & plenty of bench & storage space
• Main bedroom with built-in robes and ensuite
• 2 other bedrooms with built-ins serviced by two-way main bathroom with access to bedroom 3
• Split system reverse cycle heating & cooling; powder room downstairs
• Low maintenance courtyard perfect for alfresco entertaining
• Two secure car spaces in lockup garage with internal access & storage cage

Positioned in the sought after Shoji complex, this modern town residence offers a low maintenance and modern lifestyle that will be sure to please.
Conveniently positioned just moments away from walking trails, reserves and parks, with local shops, schools, and public transport all nearby. Major centres like Weston, Woden,

For Lease
Please Call

View
ljhooker.com.au/J3XH5W

Contact
Amaya Massis
0439 558 663
amaya.massis@ljhwodenweston.com.au

EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888

LJ Hooker

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.

and Belconnen are just a short drive away, offering easy access to everything you need

The Conditions:
- Available 7th May
- Tenants are required to seek lessors' consent to keep pets
- EER Unknown
- 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 Weston Creek 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.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf











More About this Property

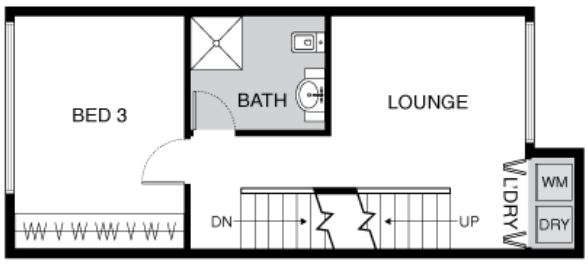
Property ID	J3XH5W
Property Type	Townhouse

Amaya Massis 0439 558 663
Business Development Manager | amaya.massis@ljhwodenweston.com.au

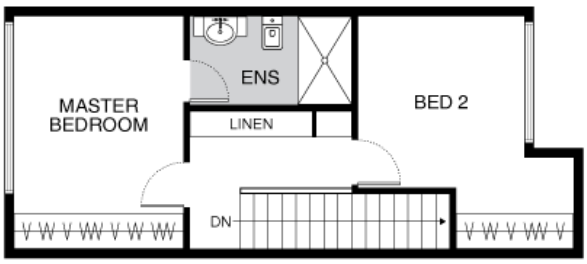
LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

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.

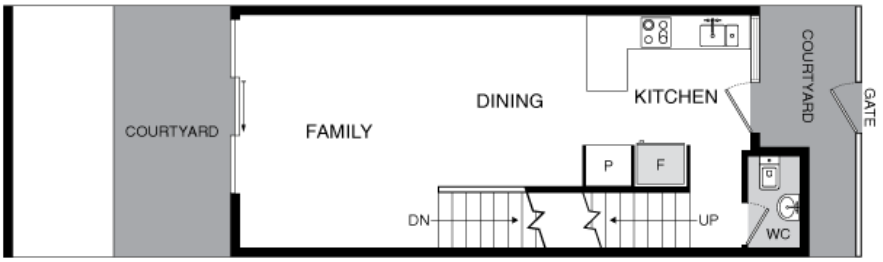
Floor Plan



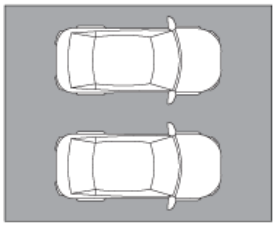
LEVEL 1



LEVEL 2



GROUND LEVEL



UNDERGROUND SECURE PARKING

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.

LJ Hooker Woden / Weston

15/1 Calaby Street, Coombs

LJ Hooker

LJ Hooker Woden | Weston
(02) 6288 8888

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.