

59/8 Telfer Street, Coombs

Stunning Spacious Townhouse!

Orion is the shining star of North Coombs. Sitting directly opposite the Judy Harris Park and only steps to Holdens Creek, Orion is for those who value peace and serenity. Beautiful brand new three bedroom townhouse with premium finishes, ready to become your new home!

Features include:

- Internal access garage
- Prime location opposite Judy Harris Park
- Close proximity to Holdens Creek
- Double glazing
- AEG appliances
- Gas cooking
- Laminate timber flooring
- Stone benchtops
- Soft-close joinery
- Ducted reverse cycle air conditioning
- Instantaneous hot water

No Current EER

The property does not comply with the minimum ceiling insulation standard.

This property features an embedded network for hot water and

3  2  2 

FOR RENT
\$750 Per Week

VIEW
Wed 17th Jun @ 4:00PM - 4:15PM

AGENTS
Selena Wang
0415 737 908
selena.wang@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

 **LJ Hooker**

electricity, with tenants required to connect to Origin. Internet is not embedded.

This property is awaiting an insulation information from the Owners Corporation.

Suburb Snapshot

Coombs is a suburb currently under development in the Molonglo Valley district of Canberra, located within the Australian Capital Territory, Australia. It is named in honour of H. C. "Nugget" Coombs, a prominent public servant, economist, and the first Governor of the Reserve Bank of Australia.

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

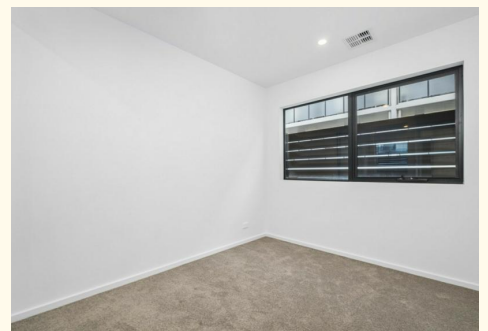
Property ID	2FWSFHK
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Floorboards

Selena Wang 0415 737 908

Property Investment Manager | selena.wang@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
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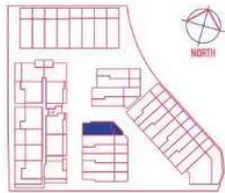




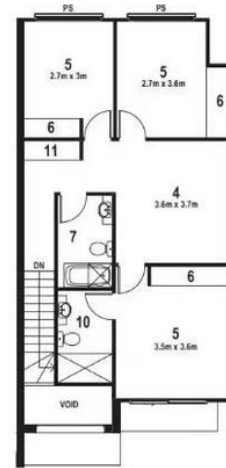
TYPE T9

UNIT 59

BEDROOM	3
BATHROOMS	2.5
CAR	2
LIVING	12.9M ²
OUTDOOR	2.2M ²
LEVEL	G/1



GROUND FLOOR



LEVEL 1

- | | | | | |
|------------|------------|-----------|-------------|---------------|
| 1. ENTRY | 5. BEDROOM | 9. L' DRY | 13. WEA | 17. COURTYARD |
| 2. KITCHEN | 6. ROBE | 10. ENS | 14. STORE | 18. PORCH |
| 3. DINING | 7. BATH | 11. LINEN | 15. GARAGE | 19. RFR |
| 4. LIVING | 8. WC | 12. STUDY | 16. BALCONY | |

This material has been prepared for marketing purposes only and may be subject to change without notice. Materials, colours, landscape elements and levels shown are for illustrative purposes only. All dimensions are approximate. Floor areas are approximate and subject to final survey. No liability will be accepted by LJ Hooker Project Marketing ACT. See T&C 8.5.

