



14 Engel Street, Coombs




The Perfect Blend of Space, Comfort and Convenience

Positioned in a peaceful pocket of Coombs and just moments from the picturesque walking trails and natural surrounds, this beautifully maintained single-level home offers an exceptional blend of comfort, functionality, and low-maintenance living.

Thoughtfully designed for modern family life, the home features three generously sized bedrooms, including a privately positioned main bedroom complete with a walk-in robe and ensuite. Bedrooms two and three are equipped with built-in robes and are serviced by a well-appointed family bathroom and separate toilet, creating an ideal layout for families, guests, or those working from home.

At the heart of the home is the spacious open-plan kitchen, living, and dining area. The kitchen has been designed with practicality in mind, offering gas cooking, a dishwasher, extensive bench space, excellent storage, and a large island bench that overlooks the living areas, allowing the chef to remain part of the conversation while entertaining family and friends.

The tiled flooring throughout provides a sleek, contemporary feel while ensuring easy day-to-day maintenance. Flowing seamlessly from the

3  2  2 

FOR SALE
\$995,000+

VIEW
By Appointment

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 **LJ Hooker**

living area is a covered outdoor entertaining space, creating the perfect setting for weekend barbecues, morning coffees, or simply relaxing while watching the children play. The secure backyard is fully enclosed by Colorbond fencing and offers a low-maintenance lifestyle, complete with a rainwater tank and ample room for play equipment.

Adding further appeal is the oversized tandem garage with internal access, dedicated laundry, generous storage options, and the convenience of completely single-level living with no stairs to navigate.

Combining a practical floor plan, low-maintenance living, and a peaceful setting beside Holdens Creek, this home enjoys easy access to walking trails, schools, local shops, parks, and recreational facilities. Offering the perfect blend of convenience and tranquillity, it's an outstanding opportunity to secure a quality home in a sought-after Coombs location.

Living: 105m²

garage: 39m²

Total living: 144m².

Block: 331m²

EER: 4.5

Rates: \$3,172 per annum (Approx)

Land Tax: \$5,681 per annum (Approx) only if tenanted.

Features:

Three-bedroom, two-bathroom single-level home

Privately positioned master bedroom with walk-in robe and ensuite

Built-in robes to bedrooms two and three

Spacious open-plan living and dining area

Well-appointed kitchen with gas cooking

Dishwasher included

Large island bench with extensive preparation space

Ample kitchen storage throughout

Tiled flooring throughout the home

Family bathroom with separate toilet

Dedicated internal laundry

Covered outdoor entertaining area

- maintenance backyard

Secure Colorbond fencing

Rainwater tank

Plenty of space for children and pets to enjoy

Oversized tandem garage with internal access

Excellent storage options throughout

Peaceful location adjacent to Holdens Creek walking trails and nature reserve

Close to local schools, shops, parks, and public transport

Ideal for families, downsizers, and investors alike

What's Nearby?

Holdens Creek walking trails and nature reserve —just moments away

Charles Weston School approximately 600m

Coombs Local Shops approximately 1.5km

Coombs Early Learning Centre approximately 1.5km

Club Lime Coombs approximately 1.5km

Denman Village Shops approximately 2.5km

Coolman Court Shopping Centre approximately 3.2km

Stromlo Leisure Centre approximately 4.0km

Stromlo High School approximately 4.7km

Mount Stromlo Forest Park approximately 5km

Canberra Hospital approximately 6.5km

Canberra City Centre approximately 9km

Australian National University approximately 8km
Canberra Airport approximately 17km

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2FWVFHK
Property Type	House
EER	4.5

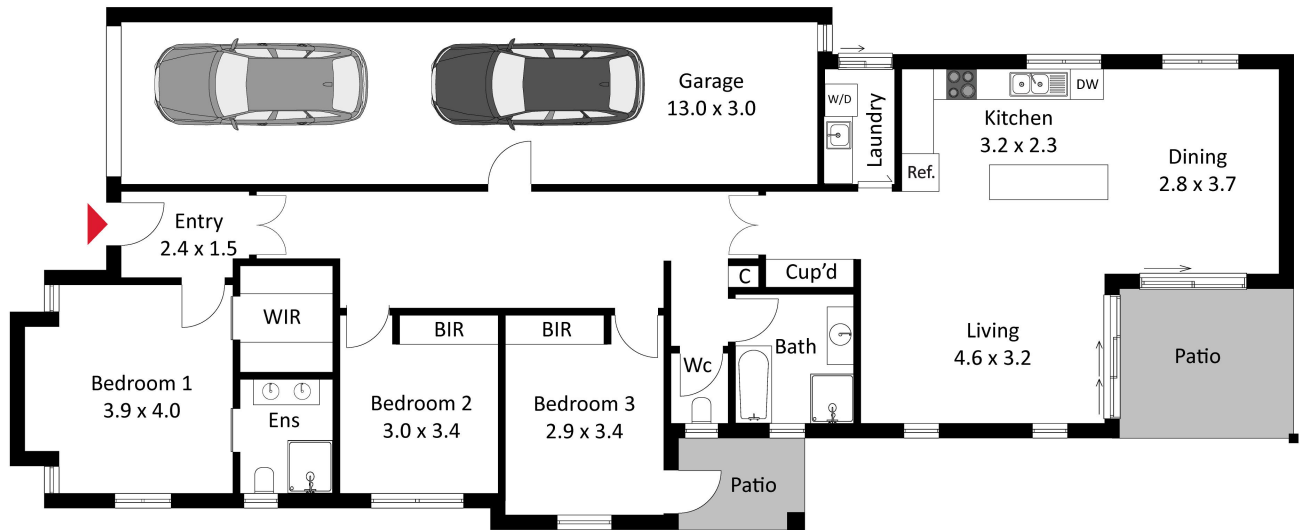
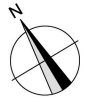
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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