



Coombs, 7 Bill Leng Street

Stylish. Sunny. Single-Level Living!

Welcome to 7 Bill Leng Street, Coombs - a beautifully presented 3-bedroom, ensuite townhouse. Offering modern convenience with effortless style in one of Molonglo Valley's most popular locations.

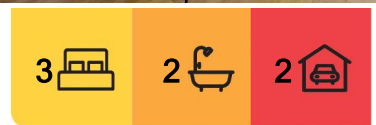
Set on a single level and boasting a spacious, light-filled living area, this home is perfect for those seeking low-maintenance living without compromising on comfort or space. The contemporary floorplan flows beautifully, creating a welcoming atmosphere ideal for entertaining or relaxing with family.

You'll love the double garage with internal access - and for those who appreciate a clever layout, the drive-through garage opens into a neat central courtyard, offering extra flexibility for storage, weekend projects or an additional private outdoor space to enjoy.

Whether you're downsizing, investing, or looking for your first home, this property ticks all



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
Auction

View
ljhooker.com.au/2GRJF9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

the boxes. Positioned in a peaceful street just moments from parks, schools, and the Wright shops, this is an opportunity not to be missed.

For the nature lover, the property is located a short walk from the beautiful Molonglo river, with its excellent walking trails and close to Stromlo Forest Park, 1000 hectares of bush with cycling tracks, mountain bike riding, cross country running track, equestrian trails and the nearby Stromlo Aquatic Centre.

Features you'll love:

- 3 spacious bedrooms, master with ensuite
- Bright open-plan living and dining
- Double garage with internal and drive-through access, and additional space enough for a workshop or extra storage
- Central courtyard - a sunny and private retreat
- Single-level design for easy living
- This is easy-care living with a touch of flair - all that's missing is you!

Looking to call Coombs home? Please speak with Tim Russell 0416 087 834 or Jackson White-Brettell 0421 479 376 for further information or a private inspection

Community Title Cost: \$1,003 pa approx

Rates: \$2,469 pa approx

Land Tax: \$3,392 pa approx

EER: 6

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More About this Property

Property ID	2GRJF9Q
Property Type	House
House Size	173 m2
EER	6

Tim Russell 0416 087 834

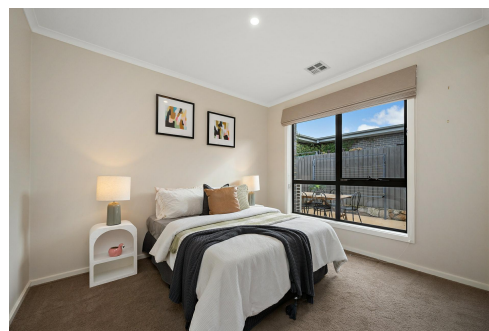
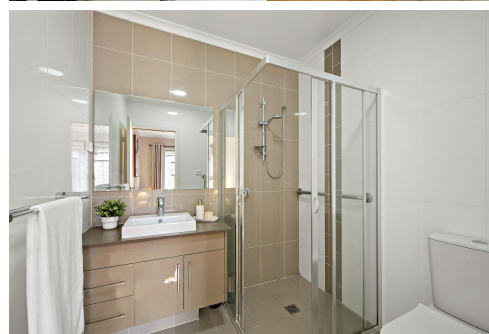
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Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

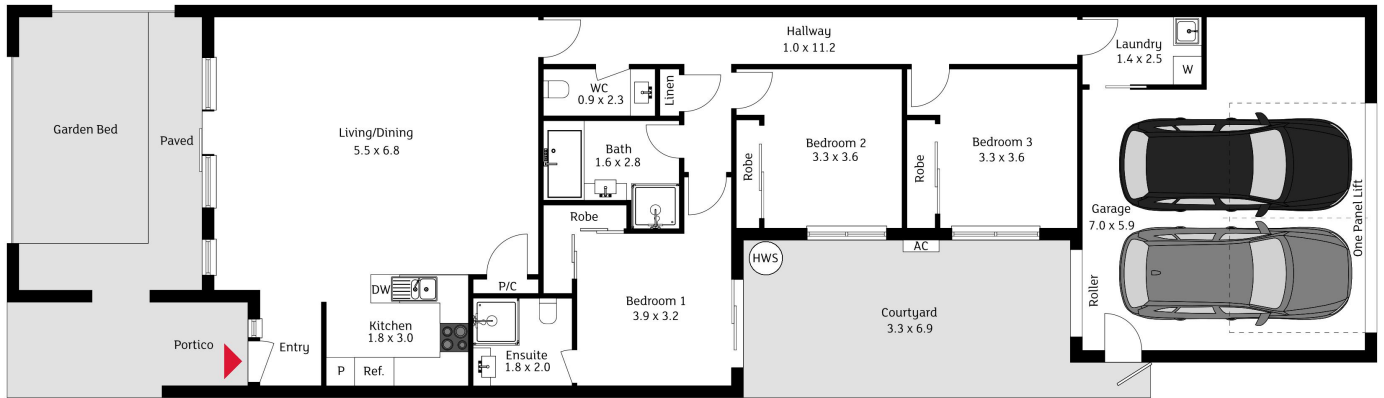
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7 Bill Leng Street, Coombs

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