







50/4 Pearlman Street, Coombs

Move In, Settle Down & Be Home for the Holiday Season

Auction Location: On site

Auction - price guide $649,000+

Fresh, inviting and vacant ready for its next chapter, this beautifully kept three-bedroom townhouse in the Ashi complex offers easy-care living, generous proportions and a wonderfully private position in the heart of Coombs.

Loved and cared for by its original owner since new, the home has been a comfortable first home and is now ready for someone new to simply move in and make it their own. With a practical two-storey layout, excellent storage and a position adjacent to Lake Weston, it is an ideal choice for first home buyers, young families or those looking to downsize without compromising on space.

Set peacefully within the complex, the front entrance is accessed via the internal courtyard rather than directly from the street, creating an added sense of privacy and security. Your own paved courtyard provides a generous, low-maintenance outdoor retreat —enjoy it exactly as it is, introduce pots and greenery, or create a garden space

3 2 1

AUCTION
Sat 14th Nov @ 12:30PM

VIEW
Sat 7th Nov @ 11:25AM - 11:55AM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

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.

that reflects your own style.

Inside, the open-plan living and dining area is light, comfortable and easy to furnish, flowing alongside the modern kitchen, appointed with stainless steel appliances, electric cooking, dishwasher, pantry and ample storage. A reverse-cycle heating and cooling unit provides year-round comfort, while the concealed laundry and excellent under-stair storage make clever use of every inch.

Upstairs, all three bedrooms are well proportioned and feature built-in mirrored robes, the main bedroom enjoys its own ensuite and reverse-cycle heating and cooling, bedrooms 2 and 3 benefitting from whisper quiet ceiling fans. The main bathroom is located conveniently adjacent to these bedrooms upstairs.

A single lock-up garage with internal access completes the practical floorplan, while residents also enjoy access to a communal BBQ area within the complex —perfect for relaxed gatherings with friends and family.

The location completes the picture. Positioned adjacent to Lake Weston and surrounding green spaces, walking paths and parkland are virtually on your doorstep. Charles Weston School is nearby, along with Coombs shops and the growing selection of shopping, dining and everyday conveniences throughout Coombs and Wright. Stromlo Leisure Centre and Stromlo Forest Park are also within easy reach, with convenient connections to Weston Creek, Woden, Belconnen and the City.

Vacant, move-in ready and waiting for its next owner, this is your opportunity to unpack, settle in and be home in time for the holiday season.

Features
- Loved and maintained by its original owner since new
- Vacant and move-in ready
- Private entrance via the internal complex courtyard
- Generous, low maintenance paved front courtyard
- Spacious open-plan living and dining with R/C heating and cooling unit
- Modern kitchen with electric cooking, dishwasher and pantry
- Excellent under-stair storage
- Built-in mirrored robes to all three bedrooms, two with ceiling fans
- Main bedroom with ensuite and R/C heating and cooling unit
- Main bathroom adjacent to bedrooms 2 and 3
- Concealed laundry
- Single lock-up garage with internal access
- Communal BBQ area within the complex
- Adjacent to Lake Weston, walking paths and green spaces
- Close to Charles Weston School and local shops
- Easy access to Stromlo Leisure Centre and Stromlo Forest Park
- Ready to enjoy in time for the holiday season

Living size: 116m2 living + 18m2 courtyard (approx.)
Rates: $414 p.q (approx.)
Land tax: $560 p.q (approx.)
Body corporate: $794.10 p.q (approx.)
Construction: 2019
EER: 6 stars



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LJ Hooker

MORE DETAILS

Property ID	KC3H5W
Property Type	House
EER	6
Including	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes







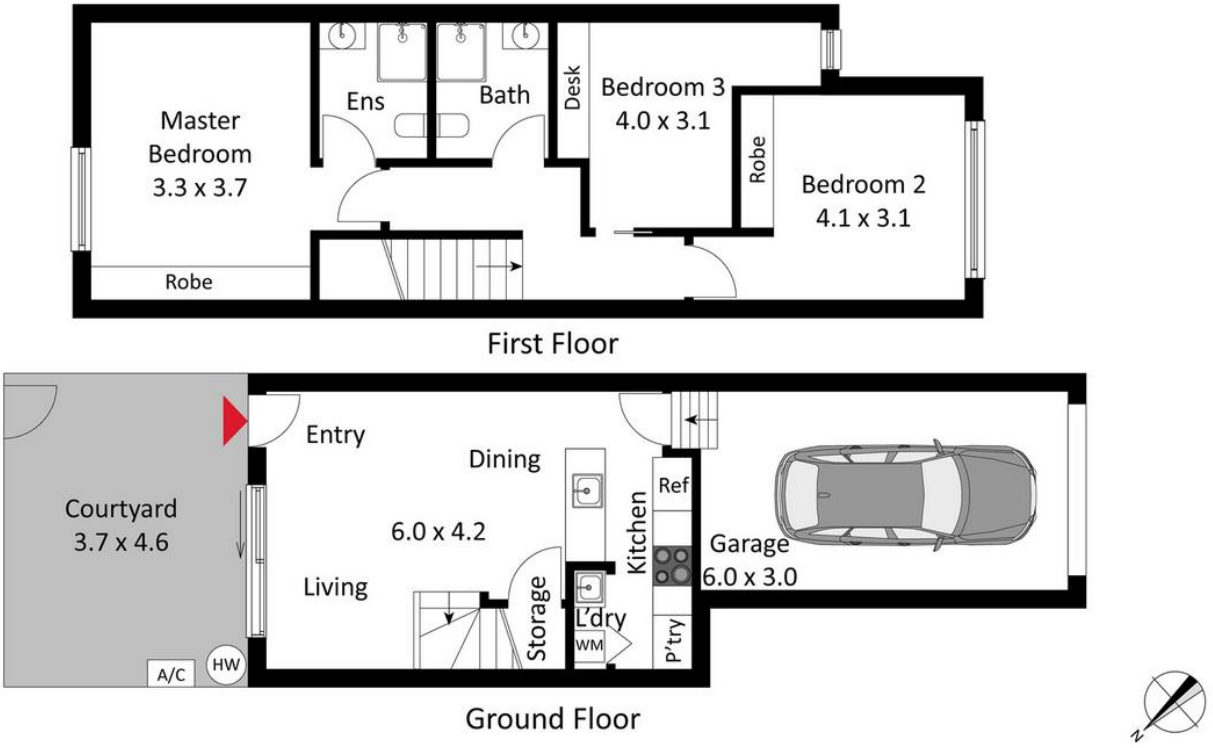




Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

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

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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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