



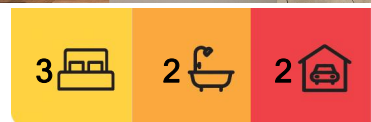
Coombs, 12 Ingold Street

Modern Low Maintenance Living with Double Garage and Bathtub

Positioned in the Heart of the Molonglo Valley this immaculate town residence perfectly balances modern living with comfort and style. The home generously spills over two levels to provide approximately 108m2 of living space that will be sure to appeal to live in owners and investors alike.

A generously sized open plan living area that is furnished with Karndean luxury vinyl flooring, generously sized bedrooms, a large double garage with internal access and a sleek kitchen boasting quality AEG appliances that can easily cater for any home chef are but some of the features on offer.

For alfresco entertaining with family and friends you can enjoy the large private courtyard that spills off the living area.



For Sale
\$729,000+

View
ljhooker.com.au/HX1H5W

Contact
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EER ★★★★★

LJ Hooker Woden | Weston
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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.

Conveniently positioned just moments away from the vast array of amenities of Cooleman Court, Woolworths Metro, local schools, walking trails and waterways and with easy access to the Tuggeranong Parkway, this town residence will tick a lot of boxes and is a must see!

So don't miss the opportunity to make 12 Ingold Street your own. Contact us today to schedule a viewing and experience the charm of this wonderful property firsthand!

Living: 108m2 approximately

Courtyard size: 22m2 approximately

Rates: \$2020 per annum approximately

Land tax: \$3011 per annum approximately

Body corporate fees: \$3011 per annum approximately

Amenities at your doorstep

- 500m walk to Coombs Local Shopping Centre
- 200m walk to Club Lime Coombs
- 200m walk to Charles Weston School
- 800m walk to Woolworths Metro

Property Features

Double garage with internal access

Kitchen furnished with sleek stone bench tops

AEG electric cooktop

AEG oven

AEG dishwasher

Karndean luxury vinyl flooring in the living area

Segregated master bedroom

Two well-appointed bathrooms with wall hung vanities

Main bathroom with sumptuous bathtub

Reverse cycle air conditioning

Ceiling fans in all bedrooms

Abundant storage

Private front courtyard for alfresco entertaining

Powder room on the ground floor

Security screen doors

Plus a host of other features on offer!



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More About this Property

Property ID	HX1H5W
Property Type	Townhouse
House Size	108 m2
EER	6
Including	Ensuite

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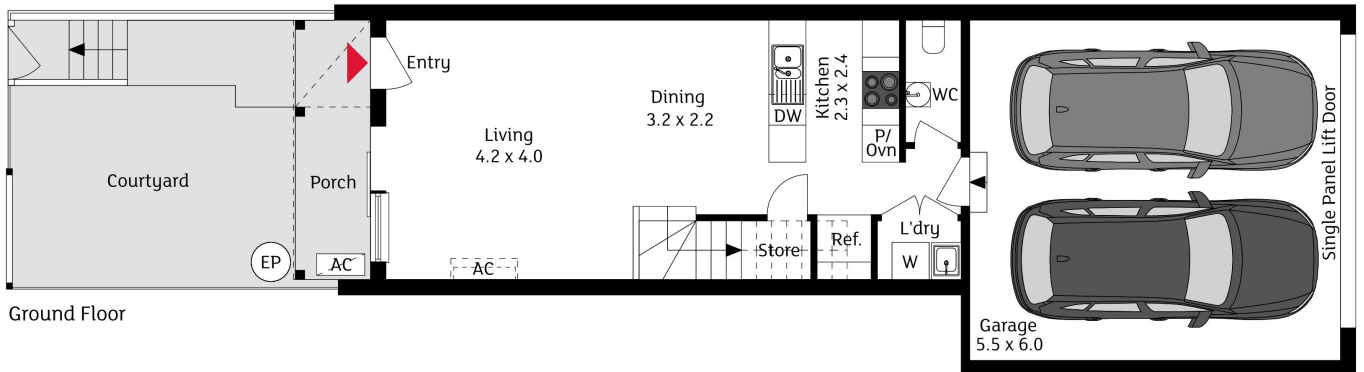
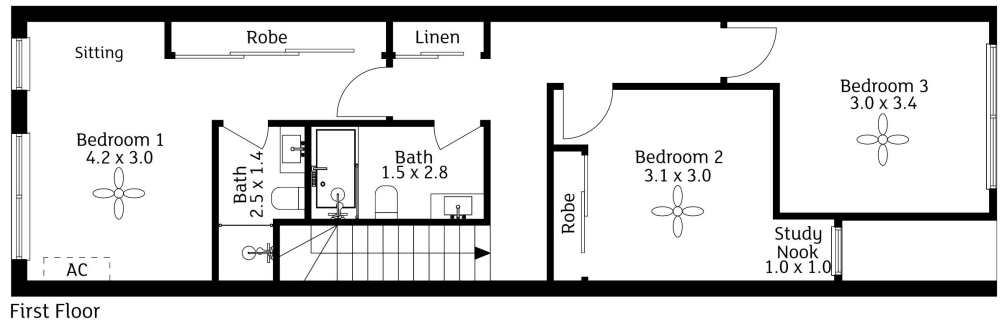
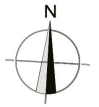
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Ingold Street, Coombs

Produced by DIAKRIT