



2/55 Woodberry Avenue, Coombs

## Where Space, Style and Contemporary Living Meet

- Room Auction | LJ Hooker Canberra City Office | Wednesday the 25th February at 6pm

### FIND.

Positioned in a well-connected and family-friendly pocket of Coombs, this beautifully maintained tri-level residence delivers modern, low-maintenance living with space, comfort, and versatility at its core. Bathed in natural light and thoughtfully designed, this home enjoys an elevated position with outlooks toward the nearby oval and Telstra Tower, while remaining central to shops, walking trails, and main arterial roads for effortless daily living.

### LOVE.

Split across three well-considered levels, the home offers flexibility for families, professionals, or those needing multiple living zones. The main living level features a generous living and dining area, complemented by a large, well-appointed kitchen with an induction cooktop and ample storage. Two private courtyards provide ideal spaces for entertaining or relaxing, while plantation shutters throughout add a refined, timeless touch.

Upstairs, three spacious bedrooms with built-in robes are serviced by

4 3 2

### FOR SALE

\$888,000+

### VIEW

By Appointment

### AGENTS

Eoin Ryan-Hicks

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### AGENCY

LJ Hooker Kippax

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a central bathroom, with the larger bedroom enjoying its own ensuite and private balcony. The top level is a true retreat, featuring an additional living area and a master bedroom with built-in robe and ensuite, perfect for parents, guests, or a private work-from-home zone. Ducted heating and cooling ensure year-round comfort, with carpets throughout and tiles to the kitchen and bathrooms for practicality.

#### LIVE.

Enjoy a lifestyle of absolute convenience in the heart of Coombs. With parks, ovals, walking trails, local shops, and key transport routes all close by, this is a location that caters effortlessly to busy families and professionals alike. Combining modern finishes, generous proportions, and low-maintenance living, this home offers a relaxed yet connected lifestyle in one of Molonglo Valley's most sought-after suburbs.

#### WHAT THE OWNERS LOVE:

"When we were first looking at buying the property, we were taken by its location, those wonderful views and its closeness to all the facilities a family would need. Upon moving in, it quickly became more than just a location, it became a home full of laughter and happiness. Plenty of space for our large family to get together for birthdays and Christmas. We have so many great memories from our time in the home and hope the new owners will also be able to create the same great memories."

#### OVERVIEW:

- 4 bedrooms, all with built-in robes
- 3 bathrooms, including multiple ensuites
- Two separate living areas
- Split over three levels
- Dining area and large kitchen with ample storage
- Induction cooktop
- Laundry and powder room on lower level
- Two private courtyards
- Balcony with elevated views
- Ducted heating and cooling
- Plantation shutters throughout
- Carpeted living and bedrooms, tiled kitchen and bathrooms
- Double car garage

#### RATES / SIZE:

EER: 6.0

Living size: 155 sqm approx.

Courtyard size: 48sqm approx.

Garage size: 39sqm approx.

Rates: \$2,335 p.a. approx.

Land tax: \$2,900 p.a. approx.

Body corporate: \$596.33 p.q approx.

Year built: 2016

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EER 

## MORE DETAILS

Property ID	1HZ6F9U
Property Type	Townhouse
House Size	155 m2
Land Area	151 m2
EER	6
Including	Courtyard Built-in-Robes Remote Garage

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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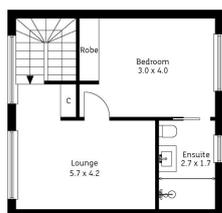
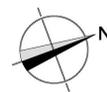
### Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

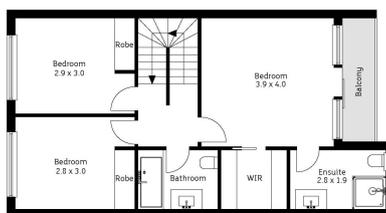
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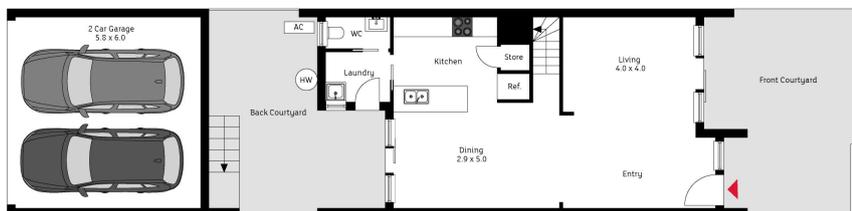




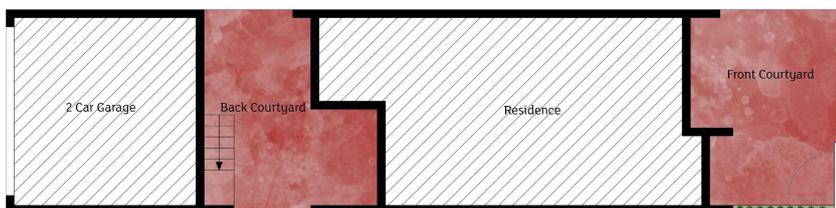
2 nd Floor



1 st Floor



Ground Level



Site Plan

The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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