






20A Castan Street, Coombs

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## Stylish, Spacious & Investment/Move in-Ready!

Experience the perfect blend of modern style, comfort, and convenience in this stunning townhouse, nestled in the vibrant suburb of Coombs. Built in 2017, this beautifully designed home offers three generous bedrooms, two well-appointed bathrooms, and a double garage-all set within a welcoming community.

Step inside and be instantly captivated by the seamless flow of contemporary design. The spacious living area is the ultimate gathering space, bathed in natural light and designed for effortless relaxation. The sleek, high-end kitchen is a chef's dream, featuring premium AEG appliances, stone benchtops, and a central island-perfect for entertaining or creating culinary masterpieces.

Upstairs, the master suite is a true retreat, complete with a stylish ensuite and a peaceful ambiance that invites relaxation. Two additional spacious bedrooms provide plenty of room for family, guests, or even a home office. Plus, with a private courtyard, you can enjoy outdoor living at its finest-whether it's a morning coffee in the sun or an evening BBQ under the stars.

Set in a sought-after, family-friendly community, Coombs offers an

**FOR SALE**  
\$695,000+

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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.

 **LJ Hooker**

unbeatable lifestyle. Enjoy easy access to picturesque walking and cycling trails, the scenic Cotter Reserve, and Namadgi National Park. Families will love being close to Charles Weston School, while professionals will appreciate the quick commute to the City, Belconnen, Woden, and Tuggeranong. Plus, with local shopping precincts and dining options just moments away, convenience is at your doorstep!

This is more than just a home-it's an incredible opportunity for families, young professionals, and savvy investors alike. Don't miss out on securing your slice of Coombs living. Contact us today to arrange a viewing!

#### Key Features:

- ? North-west facing for optimal sunlight
- ? 3 spacious bedrooms with built-in robes
- ? Reverse cycle heating & cooling in the master and living area
- ? 2 bathrooms + additional downstairs powder room
- ? Designer kitchen with stone benchtops & premium AEG appliances
- ? Private courtyard for outdoor enjoyment
- ? Fantastic community with parks & trails nearby
- ? Easy access to the City, Belconnen, Woden & Tuggeranong

Enquire now!

Property Address: 20A Castan Street, Coombs.

Home size: 110 m2 Total living space and 15 m2 Balcony.

Strata Fees: \$642 per quarter (approx.)

Rates: \$510 per quarter (approx.)

Land Tax: \$666 per quarter (approx.)

EER: 6.0 stars

- Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.\*

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	2C0TFHK
Property Type	Townhouse
EER	6
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

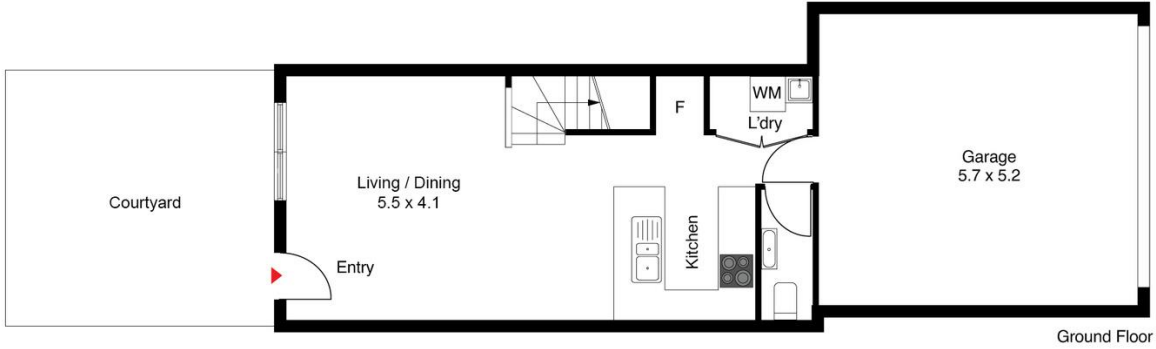
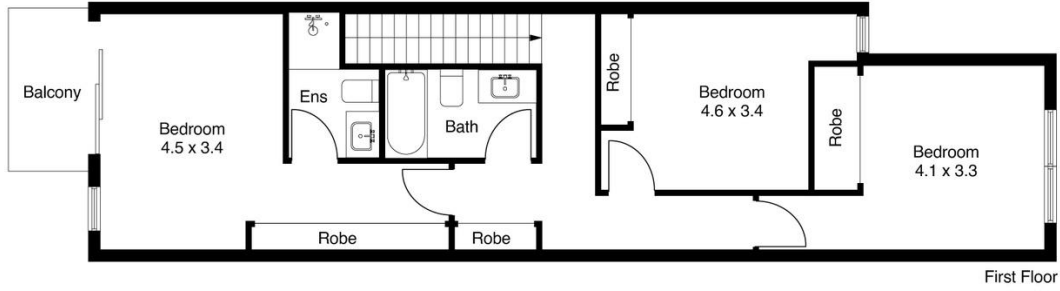
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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