



## Coombs, 20A Ingold Street

A Modern Town Residence Boasting 140m2 of Living

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 140m2 of living space that will be sure to appeal to live in owners and investors alike.

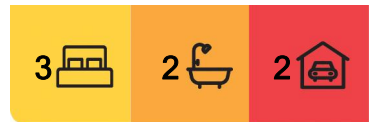
A generously sized open plan living area that is furnished with Hybrid timber flooring, generously sized bedrooms, a large double garage with internal access and a sleek kitchen boasting quality AEG appliances that can easily cater for any home chef are but some of the features on offer.

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

Conveniently positioned just moments away from the vast array of amenities of Cooleman



**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**  
\$795,000+

**View**  
[ljhooker.com.au/J33H5W](http://ljhooker.com.au/J33H5W)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

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 20A Ingold Street your own. Contact us today to schedule a viewing and experience the charm of this wonderful property firsthand!

#### 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

Living: 140m<sup>2</sup> approximately

Courtyard size: 49m<sup>2</sup> approximately

Rates: \$2131 per annum approximately

Body corporate fees: \$3552 per annum approximately

#### Property Features

- End townhouse only one common wall
- Double garage with internal access
- Kitchen furnished with sleek stone bench tops
- AEG electric cooktop
- AEG oven
- AEG dishwasher
- Hybrid timbers floors throughout the living areas and bedrooms
- Double glazed windows
- Segregated master bedroom
- Two well-appointed bathrooms with wall hung vanities
- Main bathroom with sumptuous bathtub
- Reverse cycle air conditioning
- Abundant storage
- Large private front courtyard for alfresco entertaining
- Powder room on the ground floor
- Plus a host of other features on offer!



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## More About this Property

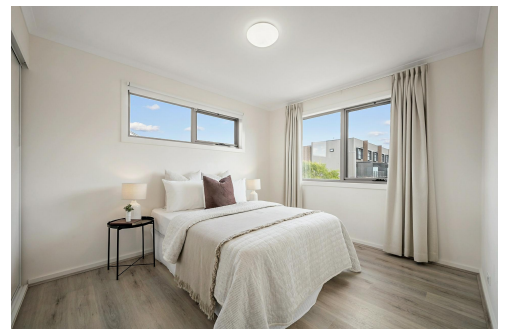
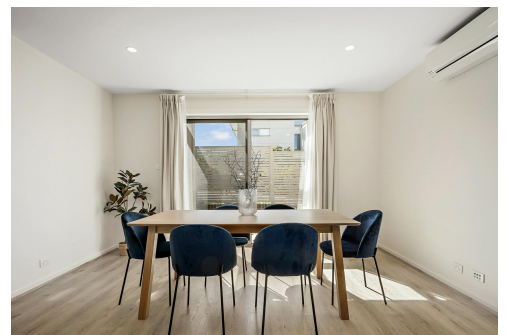
<b>Property ID</b>	J33H5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	140 m2
<b>EER</b>	6

### Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |  
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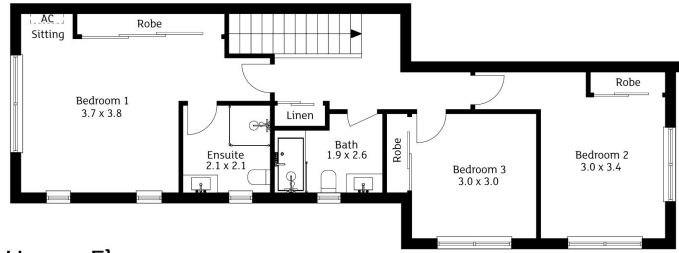
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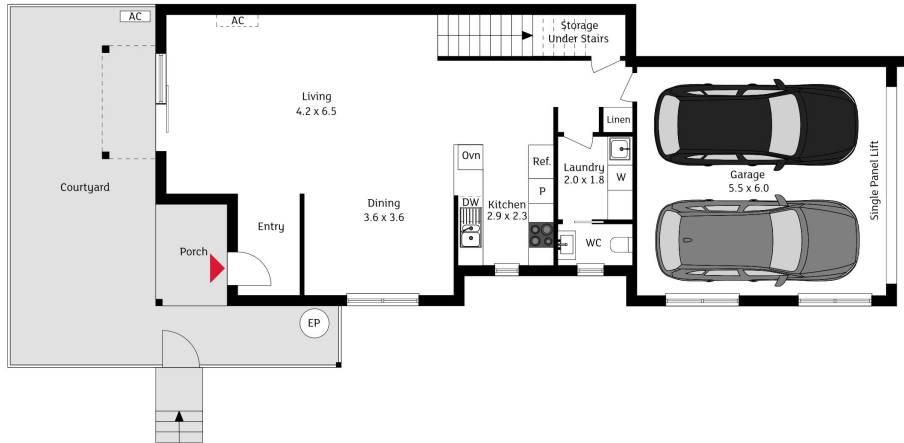


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Upper Floor



Lower Floor

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.

20A Ingold Street, Coombs

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