



## Coombs, 27 Calaby Street

Visit Our New Display Home and Discover Premium Townhouse Living with Stunning Views

Modern living meets quality design in North Coombs.

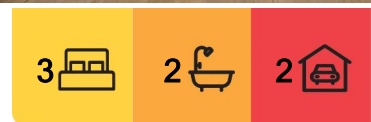
Ideally suited for professional couples, young families, or right-sizers, this impeccably finished townhouse delivers the perfect blend of style, comfort, and functionality.

Spacious in design with dual living areas, high ceilings, and premium inclusions like engineered timber flooring to living/dining area, all reflecting quality workmanship. This is genuinely a rare opportunity to purchase a brand-new townhouse that you don't have to wait for.

Meticulously designed by Kasperek Architects and intentionally designed to maximise floor space, airflow, natural light, and stunning views over the Molonglo Valley. Only an inspection will ensure a full appreciation of this light filled premium townhouse.



**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**  
\$895,000+

**View**  
By Appointment

**Contact**  
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**LJ Hooker Canberra City**  
(02) 6249 7700

Featuring 3 bedrooms, ensuite & walk in robe, lounge/dining area, rumpus room, large bathroom with a bathtub and extra storage with niche cutouts in shower, powder room, double garage with internal access, courtyard, and a balcony off the main bedroom. These are just some of the highlights and practical design and features. An inspection will reveal more.

The stylish kitchen overlooks the open plan living and dining areas, equipped with quality Bosch appliances that complement the developer's choice of modern fixtures and fittings. With an induction cooktop, externally ducted rangehood, 40mm thick stone benchtop with waterfall edge, along with 20mm stone splashback, making this kitchen a practical place to create culinary masterpieces for family and friends.

If location is important then consider North Coombs has been designed to be surrounded by nature. ELKE takes full advantage of this, sitting right next to parkland to the North, and with Holden Creek running into the Molonglo River to the South. The Molonglo Foreshore Park was created to invite an active culture with walking and cycling trails.

The Judy Harris Park playground is just minutes away from Elke, while basketball, table tennis, and cricket facilities are located just across John Gorton Drive at Glasswing Park in Wright.

Extensive features:

- \* Bosh 900mm Pyrolytic Oven
- \* Bosch 900mm induction cooktop
- \* Bosch 900mm integrated externally ducted rangehood
- \* Bosch Stainless steel dishwasher
- \* High ceilings to living area (Ground floor)
- \* 40mm stone benchtop with waterfall edge & 20mm stone splashback
- \* Engineered timber flooring
- \* Double glazed energy efficient windows
- \* Ducted Reverse cycle air conditioning
- \* Walk in & built in robes with shelving, shelving drawers (BIR - mirrored doors)
- \* Stiebel Eltron electric continuous hot water
- \* Under tile heating to bathrooms
- \* Recessed niche cutouts in bathrooms for extra storage
- \* Bathtub to main bathroom
- \* Floor to ceiling tiles to ensuite/bathroom
- \* Stylish wall-hung vanities with stone benchtop and quality Caroma tapware
- \* Slim-line shaving cabinets for extra storage to bathrooms
- \* Private courtyard and spacious balcony with amazing views
- \* Double garage with internal access
- \* Pay TV & free to air outlets
- \* LED Lighting
- \* Security system
- \* Video intercom
- \* NBN pre-wired cabling
- \* EER 7.2



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## More About this Property

|                      |           |
|----------------------|-----------|
| <b>Property ID</b>   | 2CXMFBHK  |
| <b>Property Type</b> | Townhouse |
| <b>EER</b>           | 7         |

**Andrew Ligdopoulos 0408 488 148**

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# ELKE



## U6

TYPE G.2

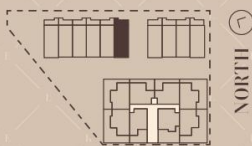
3 BED, 2.5 BATH

LIVING AREA - 141.6m<sup>2</sup>

OUTDOOR AREA - 40.1m<sup>2</sup>

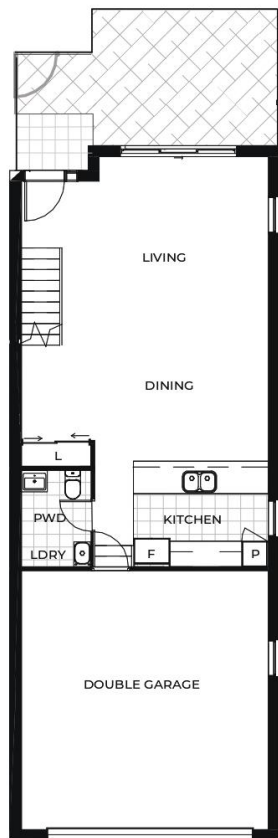
GARAGE AREA - 38m<sup>2</sup>

TOTAL AREA - 219.7m<sup>2</sup>

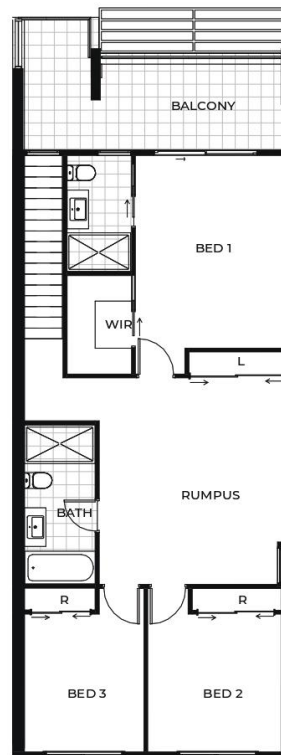


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Project Marketing ACT

The floor plan layout may be subject to minor amendments and dimensional changes to suit final working drawings and grid layouts which are subject to the Building Code of Australia. Dimensions shown are to structural faces. The area of each unit is calculated using ACTPLA guidelines. It is the buyers responsibility to verify and ensure that the drawings displayed are the latest versions available. The furniture layout and sizes portrayed in this floor plan are indicative only and should not be relied upon by the buyer. Landscaping is indicative only refer to landscape plan and inclusions for final finishes. MIN EER 6.8



GROUND FLOOR



FIRST FLOOR

NORTH



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