



Sold



37 Calaby Street, Coombs

Sunny, Spacious & Sophisticated

Set on the most desirable position within the ELKE development, this brand-new 3-bedroom townhouse is the standout home in the complex. Designed by Kasperek Architects, it occupies a prized north-east corner with a generous wraparound yard-soaked in northerly sun and ideal for entertaining, gardening or simply relaxing in your own private sanctuary.

Blending modern design with everyday functionality, the home features a second living area upstairs, perfect as a retreat or work from home zone. The main bedroom opens onto a private balcony where you'll enjoy uninterrupted views of Black Mountain and Telstra Tower a breathtaking backdrop that elevates everyday living.

At the heart of the home, the open-plan kitchen, living and dining space is finished with timber-look tiling, high ceilings, and Bosch appliances, creating a warm, contemporary feel with premium attention to detail.

Location Highlights:

Located in North Coombs and surrounded by nature, ELKE offers a peaceful lifestyle without sacrificing convenience. Enjoy easy access

3 2 2

FOR SALE
\$925,000+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



to walking and cycling trails along Holden Creek and the Molonglo River, with playgrounds and sporting facilities just a short walk away at Judy Harris Park and Glasswing Park.

This is a rare opportunity to secure the best-positioned townhouse in the complex, offering unmatched light, space, and views. Move in and enjoy a brand-new home where comfort, design, and lifestyle all come together.

Features:

- Northeast corner position with expansive wraparound yard
- Private balcony off the main bedroom with sweeping views of Black Mountain & Telstra Tower
- Upstairs second living area ideal as a retreat, study, or family room
- Bosch 900mm pyrolytic oven
- Bosch 900mm induction cooktop
- Bosch integrated, externally ducted rangehood
- Bosch stainless steel dishwasher
- 40mm stone benchtops with waterfall edge & 20mm stone splashback
- Timber-look tiled flooring throughout living areas
- High ceilings to ground floor living
- Double glazed, energy-efficient windows
- Ducted reverse cycle air conditioning
- Electric continuous hot water system
- Under-tile heating in bathrooms
- Recessed shower niches & floor-to-ceiling tiling
- Wall-hung vanities with stone benchtops and Caroma tapware
- Walk-in and built-in robes with mirrored doors and custom shelving
- Slim-line shaving cabinets for additional bathroom storage
- LED lighting, video intercom & security system
- Double garage with internal access
- NBN ready fibre to the premises
- Video doorbell and intercom
- Security alarm installed

Essentials:

- Living: 141.6m
- Garage: 38.7m
- Total: 180.3m
- EER 6.0
- Rental Estimate: \$680 - \$720 per week

MORE DETAILS

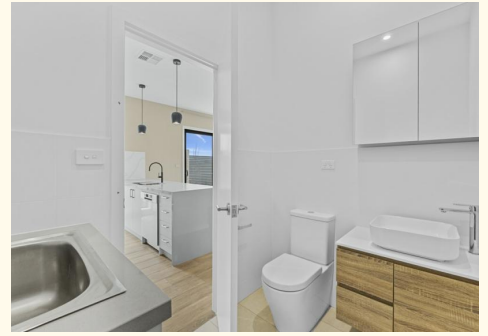
Property ID	2DQMFHK
Property Type	Townhouse
House Size	180 m2
EER	6
Including	Ensuite Toilets (3)

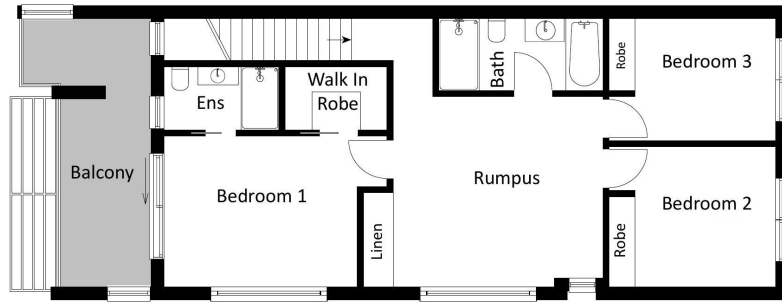
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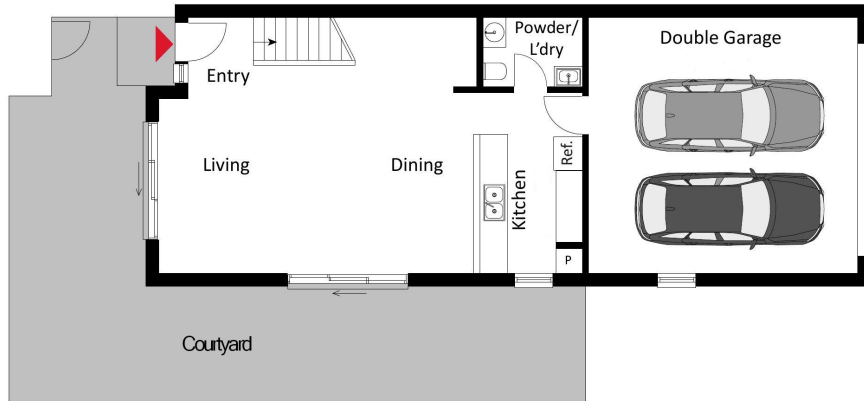
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First Floor



Ground 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.

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