



45 Finemore Street, Coombs

## A Stunning Large Separate Title Town Residence




Auction Location: On Site

Are you searching for a home that offers a low-maintenance lifestyle in an ultra-convenient location? Look no further-this generously sized north-facing town residence is sure to impress!

Upon entering, you are welcomed by warm, inviting décor that is enhanced by an abundance of natural light. The well-appointed kitchen is equipped with plenty of bench space, stainless steel appliances, and a walk-in pantry, making it perfect for the home chef. The residence boasts two spacious living areas, ducted heating and cooling for year-round comfort, and a large master suite featuring a walk-through robe leading to an ensuite.

One of the standout features of this home is the conveniently located ground-floor bedroom, complete with its own ensuite. This layout is ideal for accommodating extended family members or creating a comfortable guest room for visitors.

Conveniently located just moments from world-class cycling facilities, running and walking trails, parklands, and ponds, this townhouse is

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**FOR SALE**  
Auction

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also within easy reach of the vast amenities at Cooleman Court and the KOKO shopping precinct, Coombs locale shops, schools, public transport, and quick access to the Tuggeranong Parkway. This property ticks many boxes and is undeniably a must-see!

Property details:

House size: 156m<sup>2</sup>  
Front courtyard: 35m<sup>2</sup>  
Rear courtyard: 43m<sup>2</sup>  
Garage: 36m<sup>2</sup>  
Block Size: 200 m<sup>2</sup>  
Unimproved Value: \$332,000  
Rates: \$2,452  
Land Tax: \$3637 (only if rented)  
Community title fees: \$377.56 per annum approximately  
Year built: 2015

Property features:

- . North facing
- . Separate title, with a community title for the common areas
- . Lovely views uninterrupted view towards Arboretum and Telstra Tower/ Black Mountain
- . Open plan main living area and second living area upstairs
- . Very generously sized master bedroom with walk through robe to ensuite
- . Ducted reverse cycle air conditioning
- . Sleek kitchen furnished with stone bench tops and stainless-steel appliances
- . SMEG gas cook top
- . SMEG electric oven
- . Bosch dishwasher
- . Walk in pantry
- . NBN connected
- . Abundant storage
- . Close to local parks, wetlands, the local parkrun and schools
- . Playgrounds on both ends of Finemore Street (both are a short stroll)
- . Close proximity to KOKO shops Woolworths Metro, Aldi, KFC, BWS & chemist
- . Double remote lock up garage
- . Plus a host of other features!

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



## MORE DETAILS

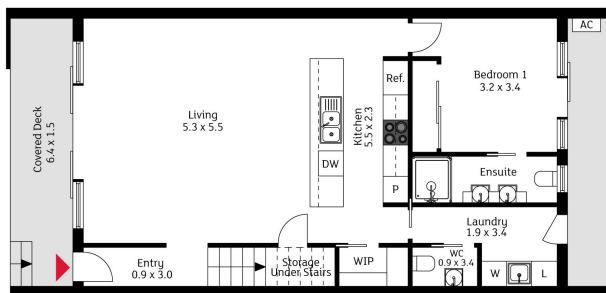
Property ID	JPRH5W
Property Type	Townhouse
House Size	156 m2
Land Area	200 m2
EER	6

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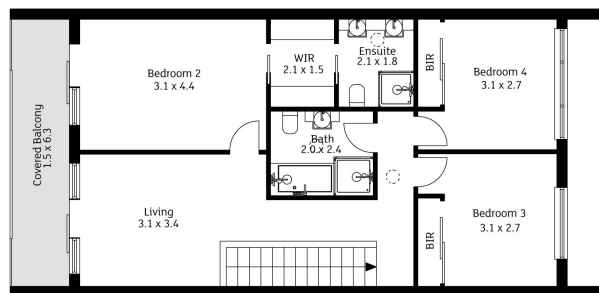
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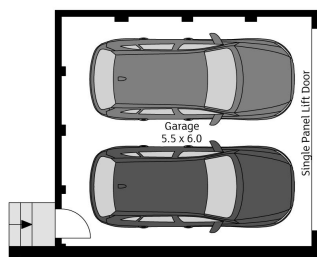
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Lower Floor Plan



Upper Floor Plan



(Not In Position)

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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