







12/41 Pearlman Street, Coombs

Easy-Care Living with Parkland Outlook

Offering modern, low-maintenance living in the heart of the growing Molonglo Valley, this three-bedroom townhouse combines a practical layout, private outdoor space and excellent connectivity.

The ground floor is designed around relaxed everyday living, with an open plan living and dining area adjoining the modern kitchen, complete with stainless steel appliances, gas cooking, dishwasher and ample storage. Reverse-cycle heating and cooling provides year-round comfort, while a downstairs powder room and concealed laundry add welcome practicality.

Upstairs, all three bedrooms feature built-in robes, with the main bedroom enjoying its own ensuite and reverse-cycle heating and cooling. The main bathroom includes a bathtub, with a separate toilet providing added convenience for families.

Outside, the private and easy-care courtyard enjoys a peaceful outlook across adjoining parkland, creating a lovely extension of the living space without the upkeep of a large garden. A single lock-up garage with internal access is complemented by an additional allocated outdoor car space.

3 2 2

FOR SALE
$669,000 +

VIEW
By Appointment

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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

Currently leased at $670 per week until November 2026, it presents an appealing opportunity for investors, with the option for future owner-occupiers to plan ahead. Positioned within the established Coombs community, the home is conveniently located close to Charles Weston School, local Coombs shops and Wright Woolworths, Aldi and restaurants, with nearby Stromlo Leisure Centre and Stromlo Forest Park offering exceptional swimming, fitness, cycling, walking and recreation facilities. Easy road and public transport connections provide convenient access to Weston Creek, Woden, Belconnen and the City.

Features:
- Three-bedroom, two-storey townhouse
- Currently leased at $670 per week until November 2026
- Open plan living and dining
- Modern kitchen with gas cooktop, dishwasher and stainless steel appliances
- Main bedroom with ensuite, built-in robe and reverse-cycle heating/cooling
- Built-in robes to all bedrooms
- Main bathroom with bathtub and separate toilet
- Downstairs powder room
- Concealed laundry
- Reverse-cycle heating and cooling
- Private, low-maintenance courtyard with parkland outlook
- Single lock-up garage with internal access
- Additional allocated outdoor car space
- Close to schools, shops, public transport and recreation
- Easy access to Weston Creek, Woden, Belconnen and Canberra City

Living size: 110m2 living + 34m2 total car accommodation (approx.)
Rates: $423 p.q (approx.)
Land tax: $577 p.q (approx.)
Body corporate:
Construction: 2015
EER: 6 stars











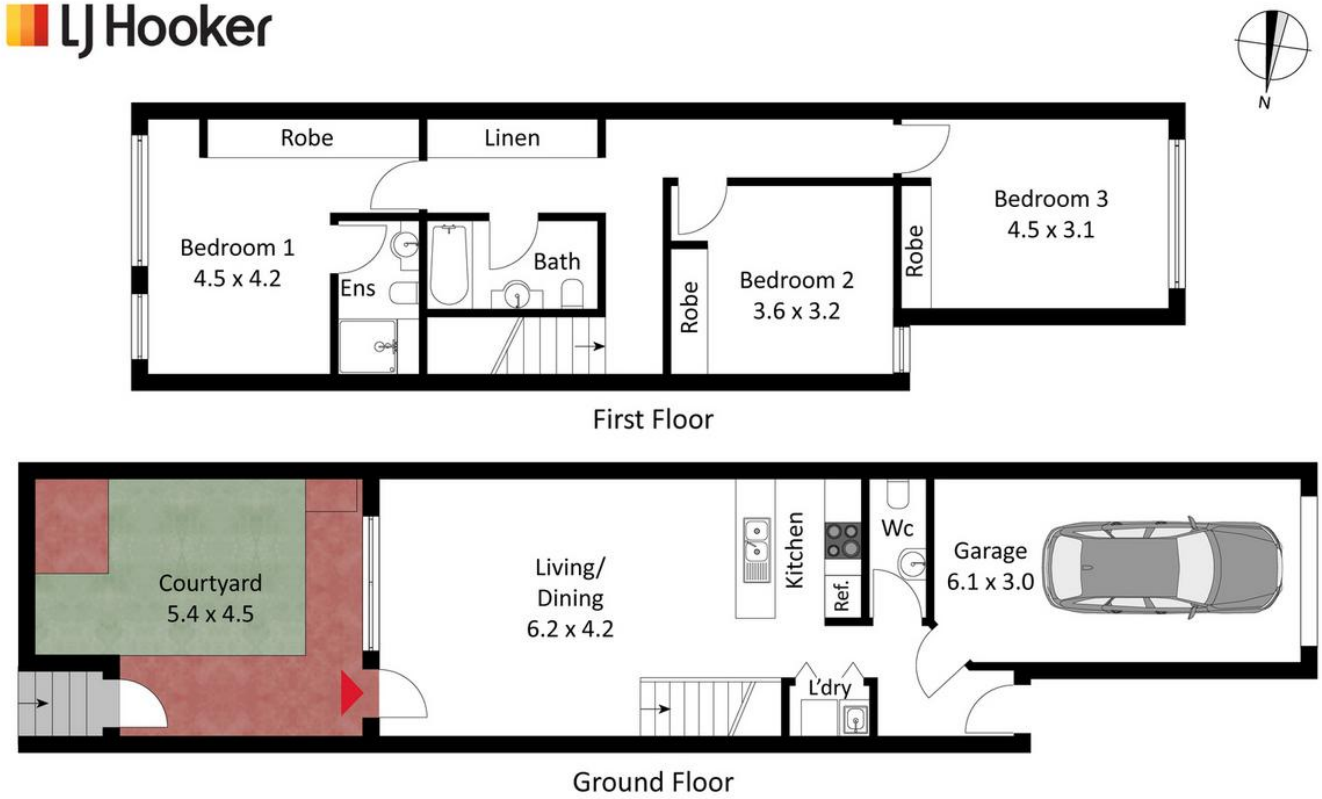
MORE DETAILS

Property ID	KA1H5W
Property Type	Townhouse
EER	6
Including	Courtyard Built-in-Robes

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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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