



Coombs, 14/39 Woodberry Avenue

High-End Features and Move-in Ready!

Discover contemporary living at 14/39 Woodberry Avenue, Coombs. This prime two-bedroom residence blends luxury, functionality, and style seamlessly.

Benefit from a superb location, just a 2-minute walk to the new Woolworths metro. Major roads connect you to Belconnen, the City, and Woden, placing you in the center of everything without the same price tag.

Features include:

- Two spacious bedrooms, one with an ensuite and the other with access to the main bathroom.
- 83m2 of living space across two levels.
- 25m2 courtyard for alfresco dining and relaxation.



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.

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For Sale

\$565,000+

View

ljhooker.com.au/1GUPF9U

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EER ★★★★★★

LJ Hooker Kippax
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- Additional storage in the courtyard for a clutter-free experience.
- Convenient car parking at your doorstep.
- Separate water, electricity, and gas meters.
- High-speed internet/data outlet (CAT 6) and NBN readiness.
- Ducted reverse cycle heating and cooling for year-round comfort.
- LED downlights for energy-efficient illumination.
- Apple Home integration with a built-in iPad.
- Gourmet kitchen with Ariston appliances.

This home is perfect for an investor, the first home buyer or a downsizer. Don't miss the chance to call this modern haven yours. Contact us for a viewing at 14/39 Woodberry Avenue, Coombs.

Rates: \$2,029 p.a. approx.
 Land Tax: \$2,532 p.a. approx.
 Body Corp: \$447 p.q. approx.
 EER: 6

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More About this Property

Property ID	1GUPF9U
Property Type	Townhouse
House Size	83 m²
EER	6

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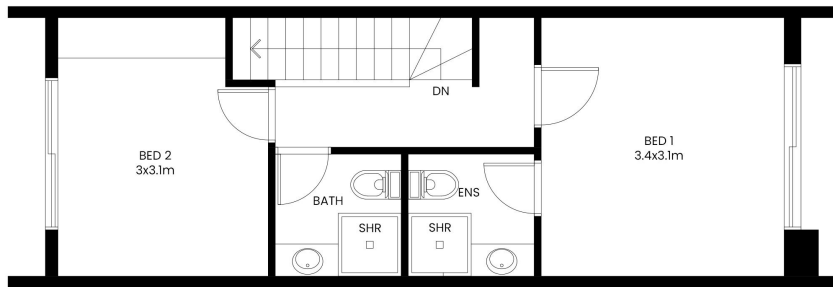
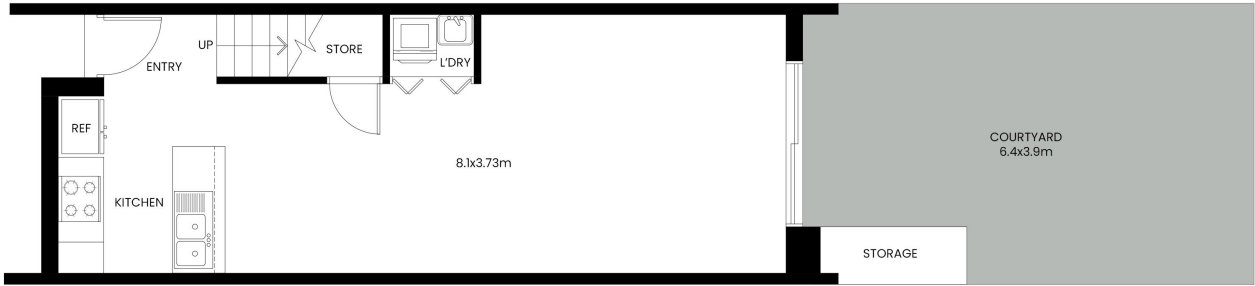


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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