







14/562B Cotter Road, Coombs

Space to grow, without the maintenance

Modern, move-in ready and cleverly designed across three spacious levels, this contemporary townhouse strikes the perfect balance between easy-care living and genuine family functionality. Offering three bedrooms, two bathrooms, multiple living spaces, a private courtyard and balcony, holding a coveted corner position with only one adjoining neighbour, there is room to spread out without the maintenance of a traditional family home.

The ground floor provides a welcoming entry alongside internal access from the single garage, before opening into a separate living room. Well removed from the home's main living areas, this versatile space is ideal as a second lounge, children's retreat or home office, with direct access outside adding to its flexibility.

Upstairs, the middle level forms the heart of the home. A modern kitchen with stone benchtops, generous storage, electric cooking and dishwasher sits alongside the open-plan dining and family room, creating an easy space for everyday living. Glass doors extend the family room onto a private balcony, bringing fresh air and natural light into the home and providing an inviting spot for a morning coffee or relaxed outdoor dining.

3 2 2

FOR SALE
$719,000+

VIEW
Sat 7th Nov @ 10:40AM - 11:10AM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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Interested parties must rely solely on their own enquiries.

Also positioned on this level is the third bedroom with built-in robe, ideal for a child, guest room or dedicated study - allowing excellent separation from the remaining accommodation.
The top floor is reserved for two generously proportioned bedrooms, both with built-in robes. The main bedroom enjoys its own ensuite and an elevated outlook across the surrounding landscape, while the second bedroom is serviced by the main bathroom. A conveniently positioned European-style laundry completes this level.

Ducted heating and cooling provides year-round comfort, while excellent storage, internal garage access and an easy-care courtyard make day-to-day living wonderfully straightforward.

Positioned at the heart of the well established Molonglo Valley, the home places an ever-growing selection of amenities within easy reach. Local shops, schools and recreational facilities are nearby, with Stromlo Forest Park and Stromlo Leisure Centre adding to the lifestyle appeal. Cotter Road also provides a convenient connection towards Weston Creek, Woden and the City, making this an especially practical base for busy households.

Whether you're stepping into your first home, looking for space for a growing family or simply wanting modern living without weekends consumed by maintenance, 14/562B Cotter Road delivers far more space and versatility than you might expect from townhouse living.
Features
- Modern three-storey townhouse, ready to move straight in
- Three bedrooms, all with built-in robes
- Main bedroom with ensuite and elevated outlook
- Two bathrooms
- Separate ground-floor living room/retreat with courtyard access
- Open-plan family and dining area on the middle level
- Modern kitchen with stone benchtops, electric cooking and dishwasher
- Private balcony flowing from the family room
- Third bedroom conveniently positioned on the living level
- European-style laundry
- Ducted heating and cooling
- Excellent storage throughout
- Private, low-maintenance courtyard
- Single garage with automatic door and internal access plus single carport
- Easy access to Coombs, Weston Creek, Woden and the City
- Close to Stromlo Forest Park and Stromlo Leisure Centre

Living size: 128m2 living + 28m2 outdoor entertaining (approx.)
Rates: $421 p.q (approx.)
Land tax: $574 p.q (approx.)
Body corporate: $770.45 p.q (approx.)
Construction: 2021
EER: 6 stars



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MORE DETAILS

Property ID	KASH5W
Property Type	Townhouse
EER	6

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au











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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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