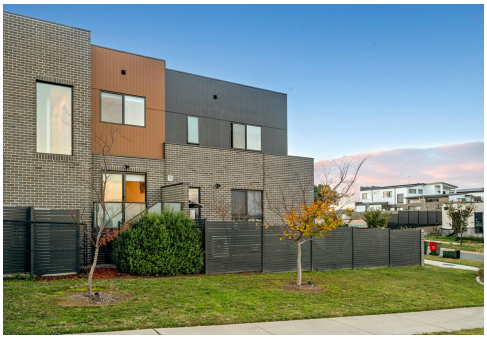


Coombs, 16/2 Telfer Street

An Immaculate Town Residence

2 2 2

For Sale
$580,000+

View
ljhooker.com.au/HE1H5W

Contact
Andy Greenberger
0400 819 650
andy.greenberger@ljhwodenweston.com.au

Positioned in the heart of the Molonglo Valley in a boutique complex this town residence offers 84m2 of modern living space that will be sure to appeal to live in owners and investors alike.

A light filled open plan living/kitchen area that spills out onto a balcony perfect for alfresco entertaining, generously sized segregated bedrooms that are serviced by their own bathrooms, double glazed windows and a rear courtyard that leads out onto a park are but some of the features on offer.

Conveniently positioned just moments away from of the local shops at Koko, the vast array of amenities at Cooleman Court, Stromlo Forest Park, walking trails and waterways, local schools and with easy access to the Tuggeranong Parkway, this town residence will tick a lot of boxes and is a must see!

EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888

LJ Hooker

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.

Rates:

Land tax: $618 per quarter

Body corporate: $533.25 per quarter

Rental estimate: $580 to $600 per week unfurnished

Living: 84m2

Balcony: 15m2 approx

Number of townhouses in complex: 17

Property features

Warm inviting décor

Kitchen furnished with stone bench tops

AEG Kitchen appliances

Timber floors in the kitchen living area

Open plan living area

Double glazed windows

Large balcony off the living area perfect for alfresco entertaining

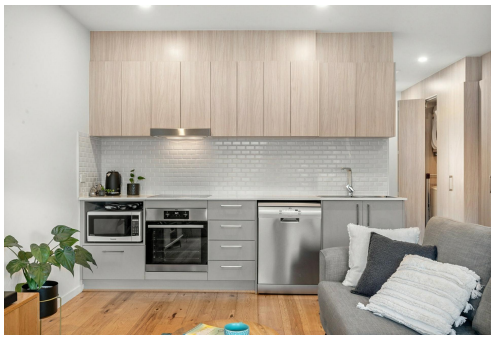
Reverse cycle air conditioning

Under stair storage

European laundry

Double carport

Plus more!



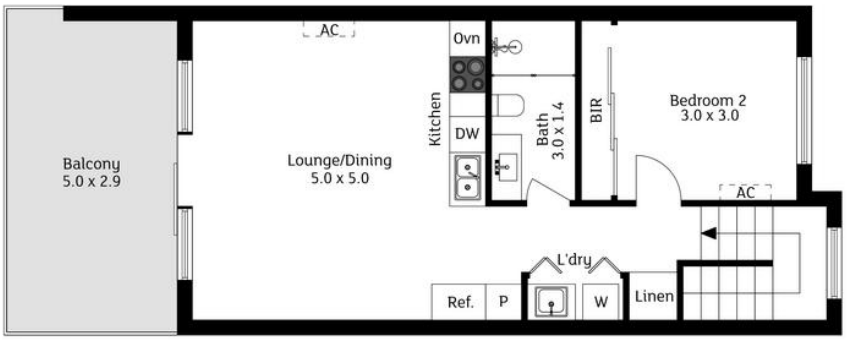
More About this Property

Property ID	HE1H5W
Property Type	Townhouse
House Size	84 m²
EER	6

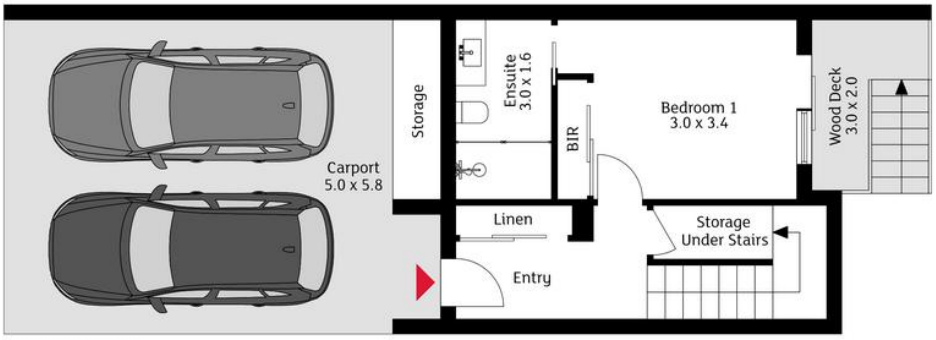
Andy Greenberger 0400 819 650
Senior Sales Consultant - Licensed Agent |
andy.greenberger@ljhwodenweston.com.au

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

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.



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.

16/2 Telfer Street, Coombs

Produced by DIAKRIT

LJ Hooker Woden | Weston
(02) 6288 8888

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.