



2/2 Telfer Street, Coombs

3 2 2

FOR SALE

\$699,000+

VIEW

Sat 21st Feb @ 10:45AM - 11:15AM

AGENTS

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AGENCY

LJ Hooker Woden | Weston

(02) 6288 8888

Modern Low Maintenance Living with Double Garage

Positioned in the Heart of the Molonglo Valley this immaculate town residence perfectly balances modern living with comfort and style. The home generously spills over two levels to provide approximately 100m2 of living space that will be sure to appeal to live in owners and investors alike.

A generously sized open plan living area that is furnished with timber flooring, generously sized bedrooms, a large double garage with internal access and a sleek kitchen boasting quality AEG appliances that can easily cater for any home chef are but some of the features on offer. For alfresco entertaining with family and friends you can enjoy the large private courtyard that spills off the living area.

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

So don't miss the opportunity to make 2/2 Telfer Street your own.
Property details

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

Living: 99m²
Courtyard: 24m²
Garage 36m²
Body corporate fees: \$3298 per annum
Rates: \$2300.46 per annum
Land tax: \$3025.85 per annum

Property features

Boutique complex of 17
Double garage with internal access
Kitchen furnished with sleek stone bench tops
AEG electric cooktop
AEG oven
AEG dishwasher
Timber flooring in the living area
Powder room on the ground floor
Segregated master bedroom
Two well-appointed bathrooms with wall hung vanities
Reverse cycle air conditioning
Ceiling fans in all bedrooms
Abundant storage
Private front courtyard for alfresco entertaining
Powder room on the ground floor
Plus a host of other features on offer!

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.

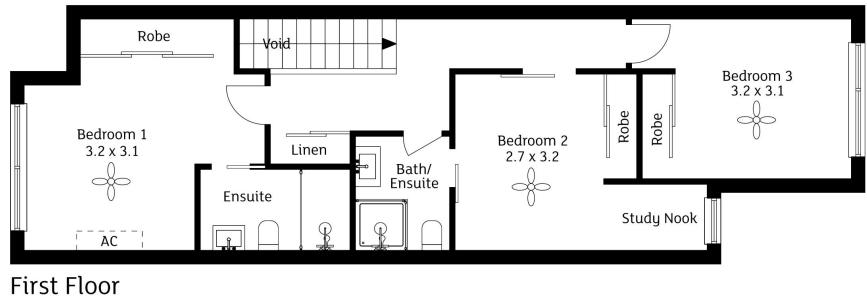
MORE DETAILS

Property ID	JKSH5W
Property Type	Townhouse
House Size	99 m ²
EER	6

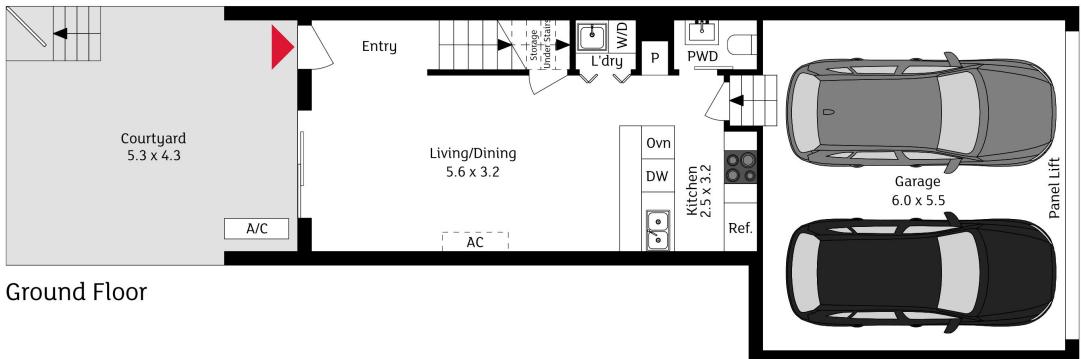
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First Floor



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.

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