



2/2 Telfer Street, Coombs

## 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 100m<sup>2</sup> 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

3  2  2 

**FOR SALE**  
\$699,000+

### AGENTS

Andy Greenberger  
0400 819 650  
[andy.greenberger@ljhwodenweston.com.au](mailto:andy.greenberger@ljhwodenweston.com.au)

### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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: 99m<sup>2</sup>  
Courtyard: 24m<sup>2</sup>  
Garage 36m<sup>2</sup>  
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!

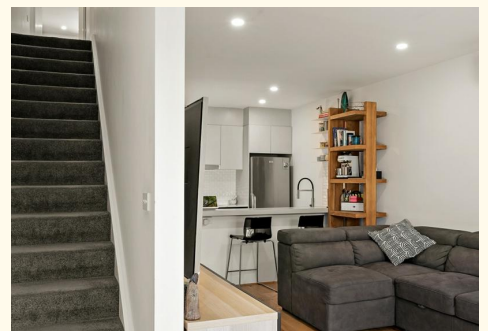
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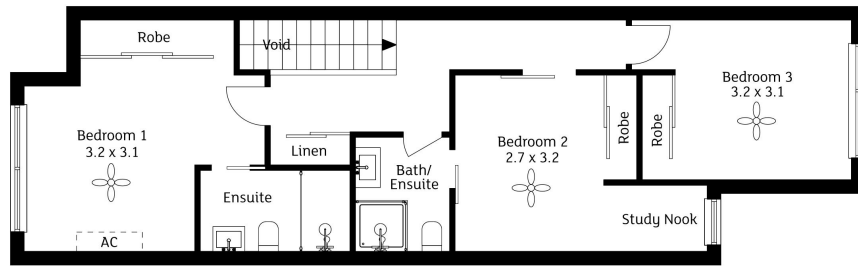
#### MORE DETAILS

|               |                   |
|---------------|-------------------|
| Property ID   | JKSH5W            |
| Property Type | Townhouse         |
| House Size    | 99 m <sup>2</sup> |
| EER           | 6                 |

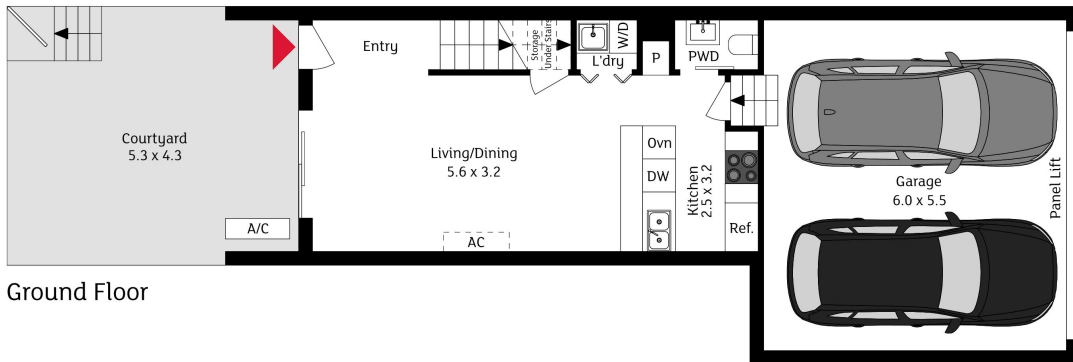
**Andy Greenberger 0400 819 650**  
Senior Sales Consultant - Licensed Agent |  
[andy.greenberger@ljhwodenweston.com.au](mailto:andy.greenberger@ljhwodenweston.com.au)

**LJ Hooker Woden | Weston (02) 6288 8888**  
23 Brierly Street, WESTON CREEK ACT 2611  
[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)





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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