

Coombs, 22/1 Calaby Street

Light-Filled Townhouse with Modern Finishes

Discover this immaculate three-bedroom townhouse in Coombs' prestigious Shoji development. Perfect for first-time buyers, downsizers, or investors. Enjoy the convenience of Molonglo's nature trails just a short walk away from this beautifully maintained property.

A Well maintained and presented home, where the practical layout caters to contemporary living. The spacious living areas, adorned with timber floors, invite you to relax. The heart of the home showcases an open-plan kitchen, living, and dining space finished with modern details, quality appliances, and elegant stone benchtops for stylish everyday living.

The upper levels offer thoughtful accommodation with a rumpus room and a private main bedroom complete with ensuite and reverse cycle air conditioning, which promises comfort and privacy. Two additional bedrooms with built-in robes share a sleek two-way bathroom, while a ground floor powder room and European laundry add convenience to family living. Downstairs provides internal access to the underground parking with two allocated car

3

2

2

For Sale
\$699,000 - \$727,000

View
ljhooker.com.au/1TZ3FMF

Contact
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

EER ★★★★★★

LJ Hooker Manuka
(02) 6239 5551



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.

garage with extra storage space.

Enjoy low-maintenance outdoor living with two private courtyards perfect for entertaining. This well-positioned townhouse combines practical design with modern comfort in one of Coombs' most desirable developments.

Just moments from Ruth Park's inclusive playground and Holdens Creek, this centrally located Molonglo home offers the perfect balance of nature and convenience. Enjoy spontaneous trail runs, with easy access to Stromlo Forest Park and the outstanding Stromlo Leisure Centre. Energy-efficient double-glazed windows throughout complete this thoughtfully designed property that connects you to both suburban comforts and Canberra's natural beauty.

Features

- * Open-plan kitchen, living and dining area
- * Light filled bedrooms
- * Main bedroom with an ensuite
- * Soft close joinery in kitchen
- * Timber floors in all living areas
- * Modern kitchen with quality appliances and stone bench tops
- * Rumpus room on second level with study nook
- * Powder room
- * Two low maintenance courtyards
- * Double automatic lock-up garage (tandem) with internal access
- * Reverse cycle air conditioning units in master bedroom and lounge room
- * Close to Charles Weston Primary School, Coombs Early Learning Centre & local shops (including vet, Club Lime, GP, Capital Chemist), and walking and cycling trails along the Molonglo River
- * Walking distance to Coombs shops, with restaurant and café
- * Proximity to Koko Molonglo Development with Woolworths, barber etc.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



LJ Hooker Manuka
(02) 6239 5551

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.

More About this Property

Property ID	1TZ3FMF
Property Type	Townhouse
House Size	134 m2
EER	6
Including	Study Air Conditioning Toilets (1) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

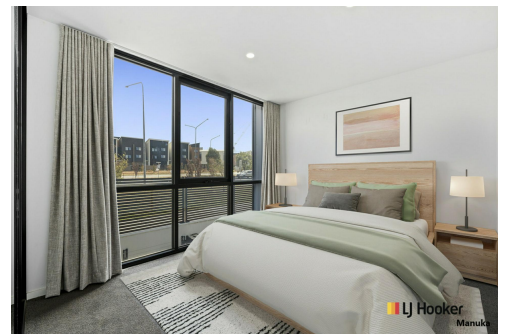
Stephen Thompson 0418 626 254

Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



LJ Hooker Manuka
(02) 6239 5551

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.



LJ Hooker
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.