



Coombs, 28/40 Pearlman Street

Unlock the Beauty of Modern Living

FIND.

Elevated living awaits in this contemporary two-storey townhouse, perfectly positioned in the heart of the Molonglo Valley. Built in 2020, this modern home offers a well-designed floorplan, ideal for families or professionals seeking space, style, and convenience. With its quiet yet central location, you'll enjoy easy access to parks, walking trails, and Coombs' growing amenities.

LOVE.

Designed for effortless living, this townhouse features an open-plan kitchen, dining, and living area downstairs, seamlessly connecting to outdoor spaces. The modern kitchen is equipped with electric cooking and quality finishes, while reverse-cycle heating and cooling ensure year-round comfort. Upstairs, all three bedrooms include built-in robes, with the master boasting an ensuite. Carpet and timber flooring throughout add warmth and sophistication to the home's sleek aesthetic.



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.

3

2

2

For Sale
\$665,000+

View
Sat 26th Apr @ 12:00PM - 12:30PM

Contact
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkipax.com.au

EER ★★★★★★

LJ Hooker Kippax
(02) 6255 3888

LIVE.

Situated in the sought-after Coombs community, this home offers a lifestyle of convenience and outdoor enjoyment. Enjoy easy access to Woolworths Metro Wright, Cooleman Court, Stromlo Leisure Centre, and nature trails along the Molonglo River & Pond. Public transport, local schools, and shops are all within reach, making this an ideal location for families and professionals alike. With two carport spaces and modern comforts throughout, this is a home designed to complement a contemporary lifestyle.

ABOUT THE AREA

Local Transport:

- Convenient bus services to the City and surrounding suburbs
- Easy access to major arterial roads

Shopping & Dining:

- Woolworths Metro Wright
- Cooleman Court Shopping Centre
- Denman Village Shops with

WHAT THE OWNER LOVES:

“We love the modern layout and how the open-plan living flows to the outdoor areas.

”

“The location is fantastic being close to nature but still so convenient to shops and the city.”

OVERVIEW:

- 2 bedrooms with built-in robes
- Third bedroom
- 2 bathrooms
- 1 carport + additional parking space
- Built in 2021
- Reverse cycle heating and cooling & built-in fans
- Electric cooking
- Carpet and timber flooring

RATES/SIZE:

- Living: 105sqm approx.
- Courtyard: 24sqm approx.
- Rates: \$1,395 p.a. approx.
- Land tax: \$1,162 p.a. approx.
- Body corp: \$2,822 p.a. approx.
- EER: 6.0

All information contained herein is gathered from sources we consider to be reliable.

However, we cannot guarantee or give any warranty about the information provided.

Interested parties must solely rely on their own enquiries.



LJ Hooker Kippax
(02) 6255 3888

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	1HM6F9U
Property Type	Townhouse
House Size	105 m ²
EER	6

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

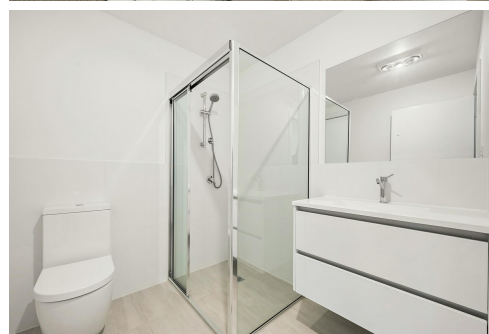
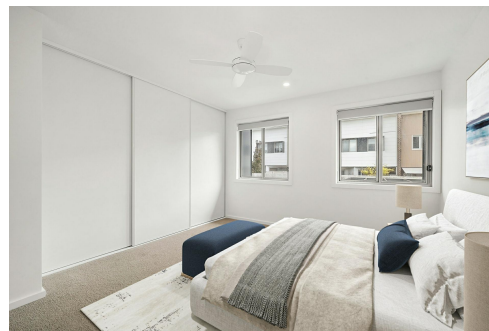
Olivia Schultz 0415 366 287

Sales Associate to Team Eoin Ryan-Hicks | Licensed Agent | olivia.schultz@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888

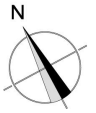
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax.ljhooker.com.au | kippax@ljhooker.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.

LJ Hooker Kippax
(02) 6255 3888



Upper Level



Ground Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

28/40 Pearlman Street, Coombs

Produced by DIAKRIT