




28/40 Pearlman Street, Coombs

3  2  2 

Modern Comfort in the Heart of Coombs

Step into contemporary living with this stylish two-storey townhouse, perfectly positioned in the thriving Molonglo Valley. Built in 2021, this home combines sleek design with everyday practicality, making it an excellent choice for families, professionals, or anyone seeking a modern, low-maintenance lifestyle.

The open-plan ground floor is the heart of the home, where the kitchen, dining, and living areas flow seamlessly to the private outdoor courtyard, ideal for entertaining or relaxing. The well-appointed kitchen offers quality finishes and electric cooking, while climate control is taken to the next level with a brand new, never-before-used ducted heating and cooling system, a two-zoned Deakin 4-outlet, 10kW installation designed for year-round comfort.

Upstairs, all three bedrooms are of a good size, with the master bedroom complete with its own ensuite. The mix of timber flooring and carpet throughout enhances the home's warm and inviting feel.

Designed with convenience in mind, this townhouse offers two car spaces and sits within easy reach of everything the Molonglo Valley has to offer. From Woolworths Metro and Coleman Court to Stromlo

FOR SALE
\$665,000

AGENTS

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

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

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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**

Leisure Centre and endless walking trails along the Molonglo River, you'll enjoy a lifestyle that balances urban convenience with natural surrounds.

Key Features

- 3 bedrooms
- Master bedroom with ensuite
- 2 bathrooms in total
- Open-plan living, dining & kitchen
- Brand new ducted heating & cooling system (Deakin, 2-zoned, 4-outlet, 10kW, never used)
- Reverse-cycle heating & cooling plus ceiling fans
- Electric cooking & modern finishes
- Carpet and timber flooring throughout
- 1 carport + additional allocated space
- Living: 105sqm approx. | Courtyard: 24sqm approx.
- Built in 2021 | EER: 6.0

Rates & Fees

- Rates: \$1,395 p.a. approx.
- Land tax: \$1,162 p.a. approx.
- Body corporate: \$2,822 p.a. approx.

Location Highlights

- Easy access to local shops including Woolworths Metro, Cooleman Court & Denman Village
- Close to Stromlo Leisure Centre and local schools
- Public transport links to the City and beyond
- Surrounded by walking trails and Molonglo's natural beauty

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.

MORE DETAILS

Property ID	1HM6F9U
Property Type	Townhouse
House Size	105 m2
EER	6

Eoin Ryan-Hicks 0424 042 419

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

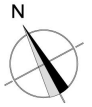
Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au





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