



## Coombs, 37/41 Pearlman Street

### LOW MAINTENANCE FAMILY LIVING WITH EXCEPTIONAL WATER VIEWS

A magnificent opportunity to obtain an exceptional four-bedroom townhouse, located in the sought-after Bellevue complex. This well-maintained townhome has been designed with family living in mind, ensuring low-maintenance lifestyle on a large scale. Offering the utmost lifestyle advantage in the amenity-rich suburb of Coombs, a stunning water view and outlook directly across from North Weston Ponds plus a large private enclosed courtyard are just some of many features of this modern and move in ready home.

Ideally located on the edge of the complex and designed with a generous and free flowing floor plan, this home is bathed in natural light from all angles. The entrance immediately welcomes you in with manicured gardens leading you to the front door.

The lower level provides a well sized kitchen, enjoy the beautiful window aspects as you cook up a storm amongst ample cupboard space, large stone benches, gas cooking and



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**For Sale**  
\$949,000+

**View**  
[ljhooker.com.au/HJ1H5W](http://ljhooker.com.au/HJ1H5W)

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**EER** ★★★★★★

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dishwasher. The heart of the home is the open plan living room, with floor to ceiling sliding doors that open up to refreshing breezes, beautiful sunshine and a seamless transition to the private courtyard. Fully enclosed for your convenience and peace of mind, with paved and grassed areas plus easy-care gardens, it is the perfect haven for children, pets and private outdoor entertaining.

Designed with family living in mind, accommodation is provided on the upper level by four spacious bedrooms, three with built in robes and an en-suite complimenting the master. The elevated position allows a beautiful outlook and natural light from every bedroom window, with stunning water views from bedrooms one and two. The main bathroom is also located on the upper level, featuring a bath, shower and separate WC.

Additional features include a spacious separate laundry and full bathroom to the lower level, two large linen cupboards and under stair storage, ducted electric heating and cooling plus reverse cycle split system in the living area and attached lock up garage with internal access.

The suburb of Coombs and surrounding Molonglo Valley is well established with lifestyle conveniences such as local shops including Woolworths metro, popular cafes and restaurants, amenities, Stromlo Forrest Park, playgrounds, walking trails and wetlands. There is no better time to secure a home in this thriving locale.

- Immaculate four bedroom town home
- Stunning water views and outlook, directly across from North Weston Ponds
- Spacious private courtyard with grassed areas, paved alfresco and easy-care gardens
- Oversized kitchen with ample stone bench and storage space, gas cooking and dishwasher
- Ducted heating and cooling
- Reverse cycle split system to the living area
- Master bedroom with built in robe and en-suite
- Three additional bedrooms, two with built in robes
- Water views from bedrooms 1 and 2
- Separate laundry, full bathroom and storage room to lower level
- Lock up garage with internal access
- Premier location close to local Molonglo Valley lifestyle amenities, shops and schools

Living: 152m<sup>2</sup> (approx.)

Garage: 40m<sup>2</sup> (approx.)

Rates: \$2,252.32 p.a (approx.)

Land Tax: \$2,896 p.a (approx.) only if rented

Construction: 2015

EER: 5 stars

Body Corporate: \$618 per quarter (approx.)

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-



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person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

<b>Property ID</b>	HJ1H5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	152 m <sup>2</sup>
<b>EER</b>	5

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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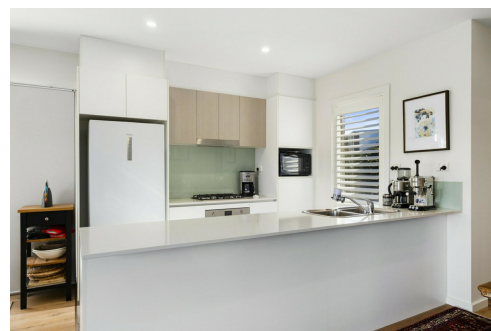
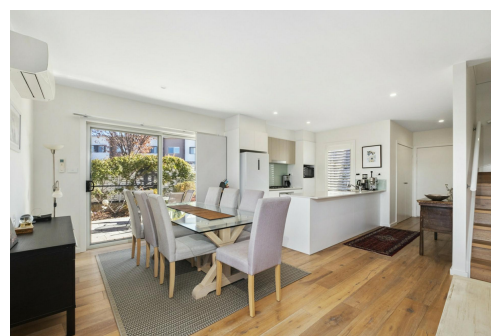
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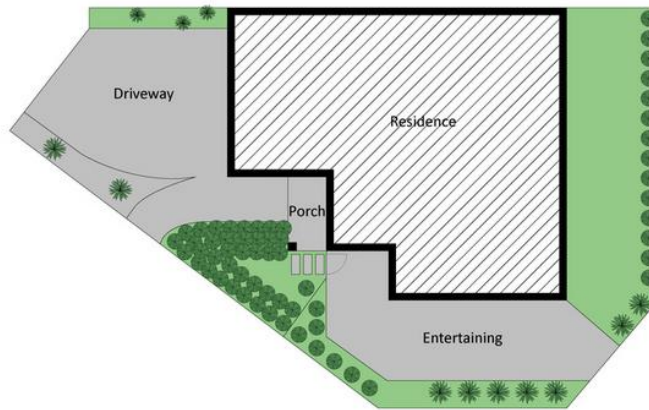
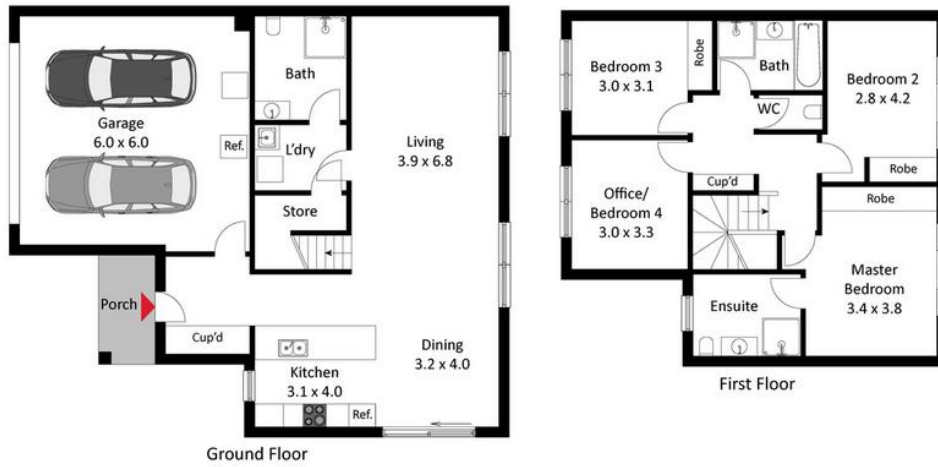
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.