

38/40 Pearlman Street, Coombs

## Immaculate Town Residence with Water Views!

Positioned in a boutique complex this modern townhouse offers a low maintenance lifestyle that will be sure to please live-in owners and investors alike.

A light filled open plan living that is enhanced by an inviting neutral decor and hybrid timber floors throughout, generously sized bedrooms with built in robes, a sleek kitchen furnished with stone bench tops and quality AEG appliances are but some of the features on offer.

Conveniently positioned just moments away from the vast array of amenities of Cooleman Court, Stromlo Forest Park, local schools, walking trails and waterways, public transport and with easy access to the Tuggeranong Parkway, this town residence will tick a lot of boxes and is a must see!

Living: 105m<sup>2</sup>

Courtyard: 23m<sup>2</sup>

Body Corporate Fees: \$2721 per annum approximately

Rates: \$2028 per annum approximately

3 2 1

**FOR SALE**

\$685,000

**VIEW**

By Appointment

**AGENTS**

Andy Greenberger

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**AGENCY**

LJ Hooker Woden | Weston

(02) 6288 8888

### Property features

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**

- Ducted reverse cycle air conditioning
- Double glazed windows
- Kitchen furnished with sleek stone bench tops
- AEG cooktop and oven
- AEG Dishwasher
- Generously sized bedrooms
- NBN connected
- Abundant storage
- Low maintenance hybrid timber floors throughout the living area
- Front courtyard perfect for alfresco entertaining
- LED lighting
- European laundry
- Single carport
- Positioned across the road from waterways



## MORE DETAILS

Property ID	JS9H5W
Property Type	Townhouse
House Size	107 m <sup>2</sup>
Land Area	6180 m <sup>2</sup>
EER	6

**Andy Greenberger 0400 819 650**

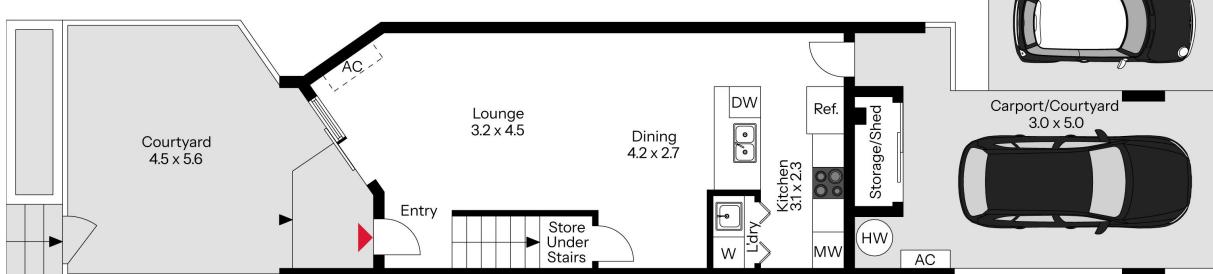
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First Floor



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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