



39/18 Cornelius Street, Coombs

Modern Townhouse Living in Coombs

Welcome to a contemporary townhouse situated in the vibrant suburb of Coombs. This three-bedroom, two-bathroom gem offers a seamless blend of modern design and comfortable living. Built in 2022, this property is perfect for couples or those looking to downsize without sacrificing style or convenience. The thoughtful layout provides ample space for relaxation and entertaining, featuring a charming courtyard that invites you to enjoy Canberra's delightful climate.

Nestled in a thriving community, this townhouse benefits from its proximity to numerous amenities and natural attractions. Coombs is known for its family-friendly atmosphere and easy access to outdoor recreation, with nearby parks and walking trails offering endless opportunities for adventure. The suburb is conveniently located near key transport links, making it a breeze to explore the wider Canberra area. Renowned schools, such as Charles Weston School, are just a short drive away, ensuring quality education options for families.

This property promises a lifestyle of ease and comfort with features like ducted heating and cooling to keep you comfortable year-round. Enjoy the best of both worlds with city and mountain views that

3 2 2

FOR SALE
$659,000+

VIEW
Thu 5th Nov @ 5:00PM - 5:30PM

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

provide a picturesque backdrop to your daily life. Don't miss the chance to secure this modern townhouse in one of Canberra's most sought-after suburbs. Contact us today to make this exceptional property yours!
Features to pick from:

- Located at the Form
- 2 Level townhouse
- Double lockup garage
- Courtyard
- Island bench kitchen with breakfast bar
- 2 Bowl kitchen sink
- Gas cooking
- Gas instantaneous hot water
- Floorboards in living areas
- Separate laundry
- Ducted heating and cooling throughout
- Bbq area for residents

Essentials:

- Strata: $2,027 p.a. (approx.)
- Rates: $1,648 p.a. (approx.)
- Rental Appraisal: $700 - $720
- Land Tax: $2,200 p.a. (approx.) investors only
- EER: 6
- Living Space: 100 sqm
- Courtyard: 23 sqm
- Garage: 36 sqm
- Total Space: 159 sqm
- Building Completion: 2023

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

Disclaimer:
Disclaimer: 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.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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 DETAILS

Property ID	2EZRFHK
Property Type	Townhouse
House Size	159 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Liveability







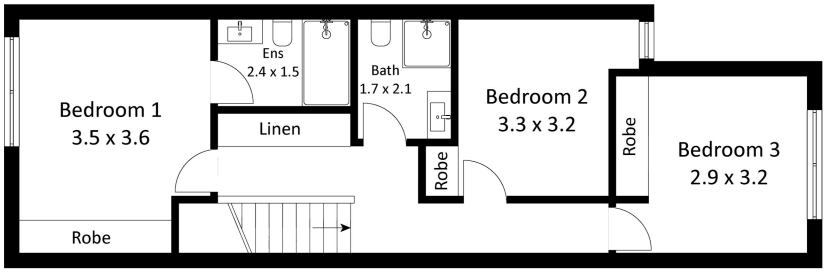




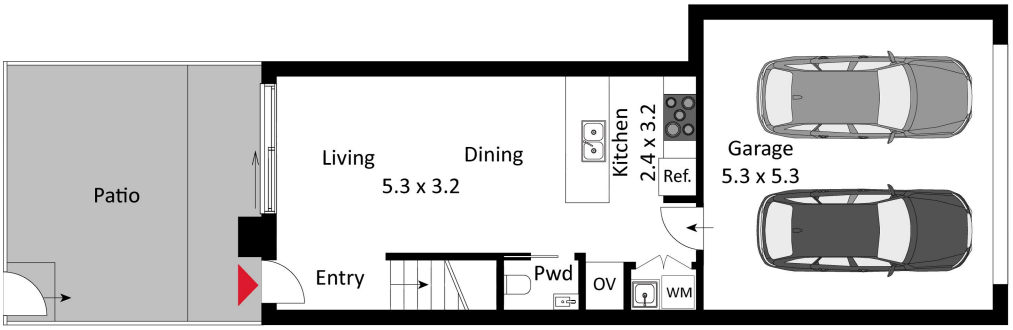
Hamid Muradi 0424 858 600
Sales Consultant | hamid.muradi@ljhookerprojects.com.au
Joaquin Ortega 0491 106 485
Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



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.

39/18 Cornelius Street, Coombs

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.