







12 Coobina Place, Fisher

Exceptional Family Living with Scenic Mountain Views & Separate Studio

Tucked away at the end of a quiet cul-de-sac in the highly sought-after suburb of Fisher, this beautifully renovated family residence delivers exceptional flexibility, comfort, and lifestyle appeal with sweeping mountain views and a peaceful, family-friendly setting.

Set on a well-established block in a tightly held southside neighbourhood, this spacious four-bedroom, two-bathroom home has been thoughtfully updated throughout to create a warm and functional haven ideal for growing families, entertainers, or multi-generational living.

Inside, the home showcases a renovated kitchen complete with induction cooking, quality appliances, and excellent storage, flowing seamlessly into generous living and dining spaces designed for everyday comfort. Fresh paint, new flooring, new carpet, and updated bathrooms and laundry give the home a modern and inviting feel, while ducted heating and cooling, ceiling fans, double-glazed PVC-framed windows, and a substantial 13kW solar system ensure year-round efficiency and comfort.

4 2 1

FOR SALE
Auction

AGENTS
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

All information contained therein is gathered from relevant third parties sources.
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The home's elevated aspect captures beautiful mountain views and provides a stunning backdrop for outdoor living. A spacious covered entertaining deck and veranda overlook the private backyard, creating the perfect setting for family gatherings, relaxed evenings, or entertaining guests. The outdoor spaces continue to impress with a dedicated fire pit area, manageable established gardens, and generous activity space for children and pets.

A standout feature is the recently renovated studio positioned privately at the rear of the property. This fully self-contained space offers incredible versatility for extended family, teenagers or guests. Featuring its own private side access, ducted heating and cooling, a new kitchen and bathroom, and spacious living accommodation, it provides comfort and independence while remaining connected to the main residence.

Underneath the home, a large workshop and substantial storage area add further practicality, while covered car accommodation and extensive additional carport parking provide ample space for multiple vehicles, trailers, or recreational equipment.

Offering space, flexibility, privacy, and breathtaking outlooks in one of Canberra's most desirable established suburbs, 12 Coobina Place presents a rare opportunity to secure a move-in-ready family home with exceptional additional accommodation and lifestyle appeal.

(Please note studio is not yet approved)

Features:
- Renovated studio with private side access (not separately titled)
- Renovated kitchen with quality appliances and new induction cooking
- Renovated bathroom and laundry
- New flooring, carpet and paint throughout
- Ducted heating and cooling
- Double-glazed PVC framed windows throughout
- 13kW solar power system
- Multiple living and entertaining spaces
- Covered entertaining deck and veranda with elevated southside outlook
- Fire pit entertaining area
- Spacious and low-maintenance landscaped gardens
- Built-in storage in all bedrooms
- Ceiling fans in living areas
- Workshop under the house with ample storage
- Large backyard and excellent outdoor activity space
- Covered car accommodation plus additional carport parking
- Quiet cul-de-sac location in a highly sought-after, family-friendly street
- Surrounded by established green spaces and walking trails

Nearby:
" Minutes to Fisher Shops including local supermarket, café and takeaway options
- Close proximity to Cooleman Court Shopping Centre
- Easy access to Woden Town Centre and Canberra Hospital
- Nearby quality public and private schools
- Walking distance to local parks, playgrounds and nature reserves
- Convenient access to public transport
- Short drive to Curtin and Weston Creek amenities
- Easy connection to major arterial roads for commuting

EER: 3
Rates: $1,050pq (approx.)
Land Tax (for investors): $2,093pq (approx.)

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Internal Living: 127sqm (approx.)
Carport: 29sqm (approx.)
Garage rooms: 52sqm (approx.)
Block Size: 751sqm (approx.)
UV: $684,000 (2025)
Year Built: 1972
Rental Appraisal: $780 - $820pw

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UQBFMF
Property Type	House
House Size	127 m2
Land Area	751 m2
EER	3
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes

Samuel Thompson 0412 300 774
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

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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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