

13/41 Pearlman Street, Coombs, ACT 2611

BLACKSHAW

Sold House

Tuesday, 5 September 2023

13/41 Pearlman Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

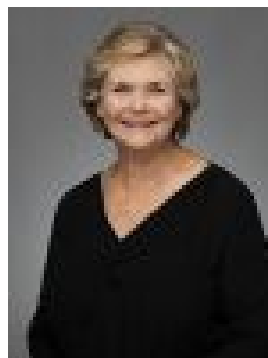
Parkings: 1

Area: 131 m2

Type: House



Thom Eriksson-Lake
0262419444



Geraldine Rutherford
0262419444

\$705,000

*Please note this property is going to auction onsite if not sold prior on Saturday 23rd September at 3pm. The advertised price is a buyer's guide to help with expectations. Idyllically set in a quiet complex and directly opposite parkland, walking trails and ponds, this three-bedroom ensuite townhouse promotes a leisurely lifestyle without having to focus on chores/upkeep on a weekend. The functional spacious design provides not only practicality but a visual feast of modern designer principles whilst the light and bright kitchen acts as the hub of the home. The three oversized bedrooms are on the second level providing segregation from the living area whilst the main bedroom includes an ensuite and its very own balcony with sweeping views of nearby bushland and Black Mountain Tower. A sunbathed private courtyard creates the perfect setting for entertaining with loved ones and with vast parklands, walking and mountain bike trails at Mount Stromlo minutes away, a healthier lifestyle awaits! Single garage with internal access plus a dedicated extra car space, adjacent nature reserve, and an updated easy-living townhouse – why not see for yourself what all the fuss is about? Features- Very affordable body corporate of \$356.19 p.q- 6-star energy-efficiency rating- Three bedrooms- Ensuite- Powder room on ground floor - Single garage with internal access plus extra dedicated car space- Modern throughout - Balcony with sweeping views from the main bedroom- Hills hub home music system to living room and three bedrooms - Video Intercom to front and back entries- Alarm system - Bathtub in main bathroom - Reverse-cycle airconditioning to master bed and living - NBN FTTP (fibre to the premises) Cost breakdown Body Corp: \$356.19 p.q Rates: \$395.62 p.q Land Tax (only if rented): \$519.24 p.q Potential rental return: \$600 - \$640 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.