

**32/41 Pearlman Street, Coombs, ACT 2611**

LUTON

**Townhouse For Sale**

Friday, 12 April 2024

32/41 Pearlman Street, Coombs, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 119 m2**

**Type: Townhouse**



Josh Wilson  
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**\$650,000+**

Positioned in a quiet loop street and opposite parklands is this vibrant two-bedroom townhouse with tranquil water views from the main bedroom and balcony. Set across two levels, the lower level comprises of the main bathroom, laundry and second bedroom with direct access to the private courtyard. The main bedroom, ensuite and balcony are on the upper floor. The open plan living, and kitchen opens onto a rear balcony, and the modern kitchen is well-equipped with AEG appliances, a gas cooktop, and white stone benchtops. This home is finished to a high standard throughout with quality inclusions, and year-round comfort is provided with 3 reverse cycle split systems. Car accommodation consists of a large single garage with an automated door and internal access, plus an extra car space directly in front of the garage. Surrounded by scenic walking and mountain bike trails at your doorstep, Stromlo Leisure Centre, local schools and easy access to major roads, this home offers its future owners a lifestyle of convenience, recreation and relaxation. 32/41 Pearlman Street is an opportunity not to be missed. Features:- Water views- Landscaped private courtyard- Single car garage with internal access and automatic door- Open plan living and dining areas- Neutral Kitchen- Stone bench tops- AEG appliances- Gas Stove - 10m<sup>2</sup> rear balcony off the living space- Two generously sized bedrooms with built-in wardrobes- Balcony off master bedroom with views across parklands - Two way ensuite upstairs- European laundry- Three reverse cycle split systems- Under stair storage- Close Weston Creek and within walking distance to nature trails and Charles Weston School. EER: 6 Total Size: 119m<sup>2</sup> (approx.) Living Size: 91m<sup>2</sup> (approx.) Garage Size: 28m<sup>2</sup> (approx.) Balcony Size: 11m<sup>2</sup> and 4.5m<sup>2</sup> (approx.) Rates: \$515 p.q (approx.) Body Corporate Fees: \$330 p.q (approx.) Built 2015