

46/30 Pearlman Street, Coombs, ACT 2611

Apartment For Sale

Wednesday, 17 January 2024



46/30 Pearlman Street, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Alvin Nappilly

0450865524

\$449,000+

Woodberry, A newly built, low-rise community of apartments and townhouses is positioned on arguably the most desirable site within Coombs. Additionally, all construction projects are completed making for a peaceful and enjoyable lifestyle. Coming home each day to a stunning water and Parkside vista is what you could look forward to. Best water views in Coombs! This near-new ground floor two-bedroom apartment balances, beauty, and functionality with the spacious and light-filled layout. It's an end unit as well and you'll be amazed by the natural light with flows into the home. The main living space is generously proportioned and flows directly off the well-appointed kitchen to one side and access the full-length balcony with sliding door access to the access side of the apartment. The kitchen is functional, featuring generous bench space and ample storage and overlooks the living space. Secure basement car parking plus storage and split system heating and cooling top off this wonderful apartment. Nestled in the picturesque Molonglo Valley, Coombs is an exciting and visually beautiful place to call home. Lovers of nature and the outdoor lifestyle will thrive in this location with a smorgasbord of activities to choose from. Explore leisurely bike tracks with the family, picnic amongst lush local parks and playgrounds, explore the walking trails along the Molonglo River or get your adrenaline rush on a choice of downhill mountain bike runs. This is a rare opportunity to secure a unique property in tightly held suburb of Coombs. Enquire today! Features:- Near new Apartment - Spacious bathroom- Underground secure visitor car parks- Large balcony- Dishwasher- Reverse cycle air con units in living and master- NBN ready- Easy access to Tuggeranong parkway, just minutes to the city Essentials: EER: 6 stars Living size: 69 m² Balcony: 11m² Strata Company LJ Hooker Strata Strata Levies: \$263.54 PQ Age: Built 2022 Expected rental return: \$480-\$510 per week