

48/41 Pearlman Street, Coombs, ACT 2611

MARQ

Sold Townhouse

Tuesday, 19 September 2023

48/41 Pearlman Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Townhouse



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\$688,088

Ideally located and set within a quiet complex amongst parkland and nature is this contemporary three-bedroom residence. Expanding across two levels this spacious floor plan has been designed with functionality and ease with a contemporary open plan living, dining, and kitchen space featuring quality AEG appliances flowing out to the front private courtyard with a purpose-built deck perfect for entertaining. The residence has direct street access making it feel like you are in your own private haven. With three large bedrooms on the second level and a private balcony off the master bedroom, this townhome offers ample space, light, and privacy throughout the entire floorplan. A unique opportunity for a convenient lifestyle within close proximity to vast parklands, walking and mountain bike trails of the Molonglo Valley including Mount Stromlo, a short drive to local shops, and ideal school catchments - Beautifully presented three-bedroom townhouse in a quiet complex - Contemporary kitchen with stone benchtops, gas cooktop, electric oven, and AEG dishwasher. - Open plan living and dining space flowing out to the front entertainment deck - Modern main bathroom and ensuite, main bathroom with bathtub, neutral colour palette - Large master bedroom with private balcony, all bedrooms with built-in robes - Reverse cycle split systems to the main living and master bedroom - Additional downstairs powder room, direct street access to the front courtyard - West to front aspect, LED lighting throughout - Energy Efficiency Rating 6.0 - Single garage with internal access, additional dedicated car space and ample visitor's car spaces within complex - NBN connected fibre to the premises (FTTP) - 110 sqm of living, 21.26 sqm garage - Proximity to parklands, walking and mountain bike trails of the Molonglo Valley including Mount Stromlo, a short drive to local shops, and ideal school catchments
General Rates: \$1,575.69 approx. per annum
Land tax (if rented): \$2,064.74 approx. per annum
Body Corp Fees: \$1,424.76 approx. per annum