

**49/41 Pearlman Street, Coombs, ACT 2611**



**Sold Townhouse**

Friday, 11 August 2023

49/41 Pearlman Street, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 134 m2**

**Type: Townhouse**



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## Contact agent

Nestled in a peaceful loop street and surrounded by parkland, this vibrant townhouse offers an array of modern features and a relaxed lifestyle. Step inside and discover a private landscaped courtyard with timber planter boxes and colorbond fences creating an idyllic spot to enjoy your morning coffee. Spread across two levels, the townhouse features an open-plan design on the lower level, flowing seamlessly onto the captivating courtyard through a sliding door. The well-equipped kitchen boasts modern AEG appliances, a gas cooktop, and elegant white stone benchtops. Cleverly designed, the storage pantry is conveniently tucked away under the stairs, while a powder room caters to the needs of your guests. Upstairs, you'll find three inviting bedrooms, each complete with built-in wardrobes. The main bedroom offers a private ensuite that exudes modern elegance with its neutral tones, while the spacious main bathroom includes a relaxing bathtub. Designed with quality in mind, this townhouse showcases a high standard of finishes throughout. Reverse cycle split systems ensure year-round comfort on both levels. Located amidst picturesque walking and mountain bike trails, with the Stromlo Leisure Centre, local schools, and major roads within easy reach, this home offers a convenient, recreational, and relaxing lifestyle. Seize this opportunity to secure a contemporary townhouse with captivating views in a tranquil setting. Don't miss out-enquire today!

- \* 3 bedroom townhouse
- \* Built in robes to all bedrooms
- \* Powder room located on ground floor
- \* Modern kitchen with AEG appliances
- \* Gas cooking
- \* Spacious garage with internal access
- \* Additional parking space
- \* Large main bathroom with bathtub
- \* Reverse cycle split system
- \* Enclosed private courtyard
- \* Nearby pond & walking tracks
- \* Short drive to Cooleman court and the new Koko Development

Living size: 134 sqm - including garage  
Strata: \$1,390pa (approx.)  
Rates: \$2,040pa (approx.)  
Land Tax: \$2,523pa (approx. if rented out)

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