

64/30 Pearlman Street, Coombs, ACT 2611



Apartment For Sale

Thursday, 6 June 2024

64/30 Pearlman Street, Coombs, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Samantha Linsdell
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\$399,000+

Welcome to "Woodberry"! A newly constructed, low-rise community of apartments and townhouses positioned on arguably the most desirable site within Coombs. Experience luxury living in this premium 1-bedroom apartment located on the middle floor, with North-east orientation and boasting stunning and uninterrupted views of the water and parkland below. An ideal purchase for a first home buyer, downsizer or savvy investor! * Spacious North-east facing apartment on level 1, the middle floor * Water & mountain views plus parkland below * Open plan living and dining * Kitchen with induction cooking, dishwasher, externally ducted range hood, double sink and soft close cabinetry * Quality block-out window furnishings throughout * Reverse cycle split system units in bedroom and living area * Bedroom with ceiling fan, built-in-robe and mirrored sliding doors * Bathroom with wall hung vanity and floor to ceiling tiles * European laundry with dryer * Double glazed windows throughout * Intercom system * NBN connection * Secure basement car park & storage cage * Close to Cooleman Court for all shopping needs * Easy access to Tuggeranong parkway, just minutes drive to the city Living size: 50m² + 8m² balcony Built: 2022 Strata manager: LJ Hooker strata EER: 6 stars Strata: \$1,714pa (approx.) Rates: \$2,057pa (approx.) Land Tax: \$1,923pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.