

41/41 Pearlman Street, Coombs, ACT 2611

LUTON

Townhouse For Sale

Thursday, 11 July 2024

41/41 Pearlman Street, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Townhouse



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\$715,000+

Situated in the sought after Bellevue complex on Pearlman Street, unit 41 is a sunny north-west facing three-bedroom home that has been freshly renovated with new flooring and paint throughout. The perfect opportunity for those looking to enter the market in the heart of Molonglo Valley. Entering through the neat front courtyard into the light filled living and dining room, warm toned timber flooring creates a welcoming feel to the home. The functional kitchen is equipped with AEG appliances, and additional custom cabinetry for extra storage. Downstairs you'll also find a powder room, under-stair storage, European laundry and single garage with additional car space in front. The sunny master bedroom is complete with a built-in wardrobe and ensuite. The upper level is complete by the main bathroom with a bathtub. Additional benefits include, sheer & blackout curtains throughout, split-system air conditioners in the bedrooms and Crimsafe screens. Experience all that the Molonglo Valley has to offer with scenic walking and mountain bike trails at your doorstep, Stromlo Leisure Centre, local schools and shops as well as convenient access to major roads, this home offers its future owners a lifestyle of convenience, recreation and relaxation.

Features-

- Sunny three-bedroom two-bathroom townhouse
- New flooring throughout
- Freshly painted
- Functional kitchen with AEG appliances
- European laundry
- Downstairs powder room
- Built-in wardrobes in all bedrooms
- 3x split system air-conditioners
- Master bedroom with ensuite
- Main bathroom with bathtub
- Single garage and additional car space
- Neat courtyard

Rental estimate of \$650-680 per week EER: 6
Living Size: 110m² (approx.)
Garage Size: 21m² (approx.)
Courtyard Size: 19m² (approx.)
Rates: \$523 p.q (approx.)
Body Corporate: \$664 p.q (approx.)
Built: 2015