



23/40 Pearlman St Coombs ACT 2611

 3  2  1

\$610

Date available: Now

[Book Inspection](#)

## Family Home in Coombs!

Please register your interest at the base of this page by ticking inspection times and filling in your details. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer> . It is extremely important that you register your contact details or you risk not being contacted in the event of a cancellation or change in the open times.

Located in the great suburb of Coombs, sits this stunning sun-soaked 3 bedroom family home.

Highlighting an open-concept dining and living area, luxurious carpeting, reverse cycle air-conditioning in both the living spaces and bedrooms, a secluded courtyard adorned with flowerbeds – this townhouse is meticulously showcased with a contemporary and understated design, evoking an immediate sense of comfort and belonging.

Features:

3 generous size bedrooms

Reverse-cycle split system

Open plan living and dining room

Stunning kitchen with stone benchtops, high quality stainless appliances and ample storage

European Laundry

1 car garage

Archer Canberra

1 / 7

Sun-soaked courtyard with flower beds  
Visitor parking available  
2 Storey

**Bond and Rent:**

A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly or monthly and our preferred payment method is direct debit.

**When can I see the property?**

Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit you, please call our dedicated leasing department to arrange a personal inspection. Please note if the property isn't advertised as Available Now, this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

**Interested in applying for this property?**

Once you register or view the property, you'll receive a link from our leasing system  
<https://www.2apply.com.au/Agency/Archer>

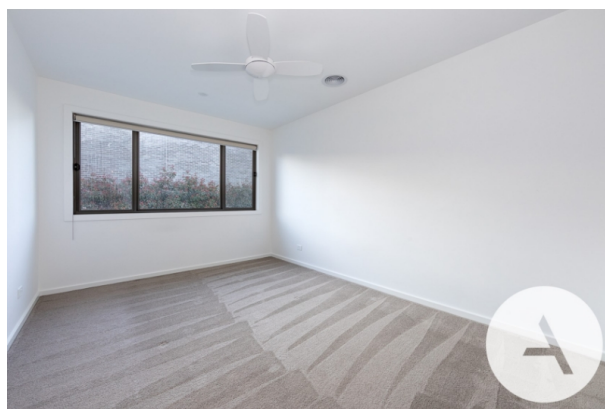
**Disclaimer:**

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided

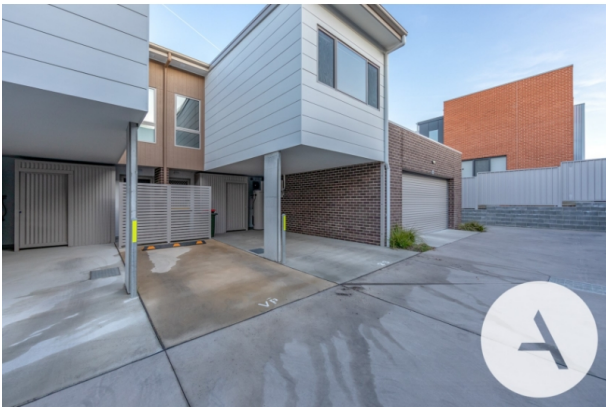
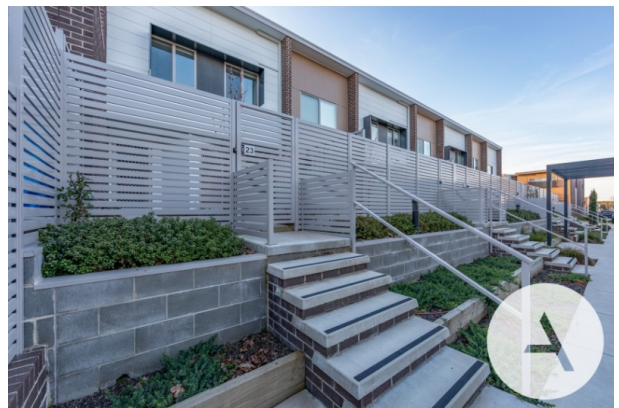
**Useful Information**

- A 12 month lease is the standard lease term anything longer or shorter will be advertised or considered upon application.
- It is policy to either view the property, or have someone view the property on your behalf before your application can be accepted.
- This property meets the minimum energy standard.
- Pets will be considered upon application

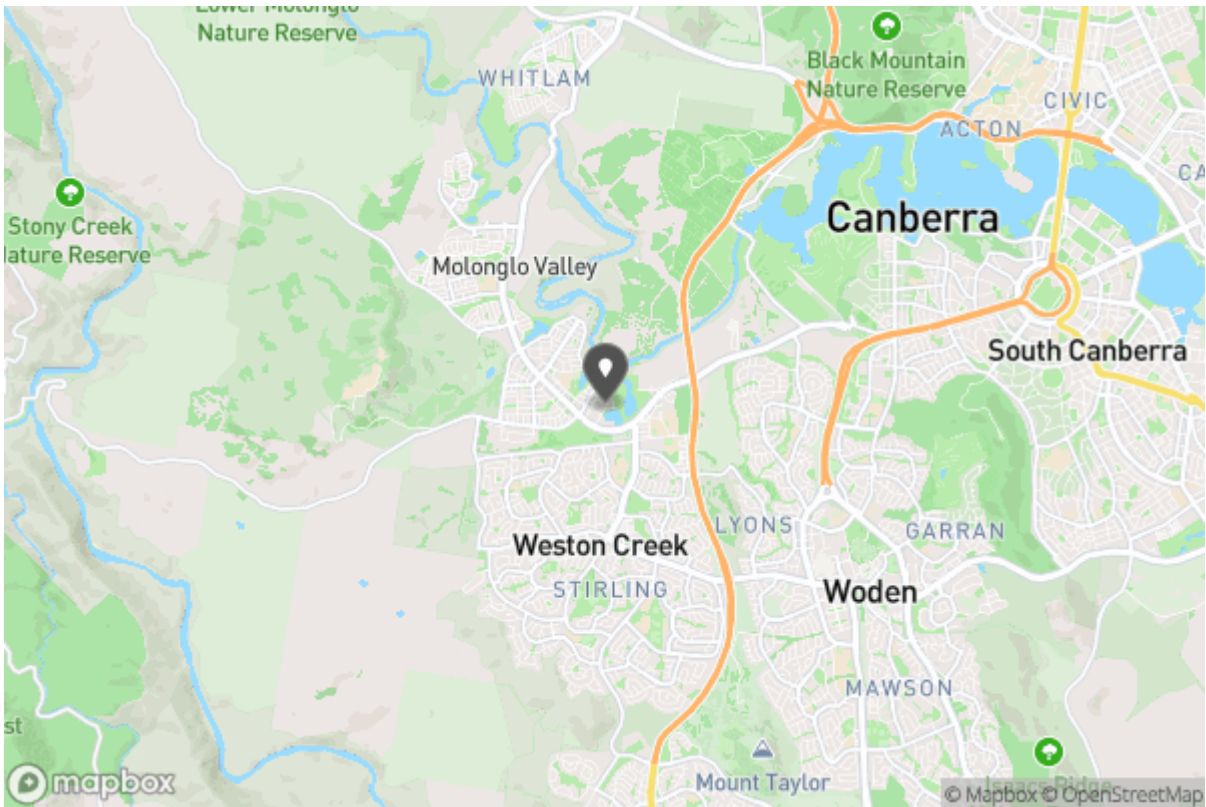
# Gallery







# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

## Leasing Archer

[leasing@archercbr.com.au](mailto:leasing@archercbr.com.au)

02 6262 5232  
1/24 Girrahween Street  
Braddon ACT 2612



## Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b06b04f881ba4e70badbb6e486fd9274>