

Coombs, 10/530 Cotter Road

1st floor unit at Ashi complex

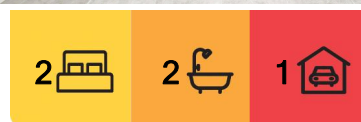
Lifestyle:

This 5-year old home is perfectly situated in the heart of Canberra. The well-thought-out floor plan offers a modern space suited for all. The property offers everyday convenience with close access to Tuggeranong Parkway, Weston Creek, the Molonglo River, walking paths, playgrounds, National Arboretum, Mount Stromlo and local shopping centres at Wright & Denman Prospect.

Accommodation:

The property has two spacious bedrooms both fitted with large built-in wardrobes with mirrored sliding doors. These spaces have large windows fitted allowing natural light to filter through. In the master bedroom there is a generous sized ensuite with modern finishes.

In the kitchen includes an electric wall oven and dishwasher. This area is the heart of the



For Lease
\$555 P/W

View
Wed 22nd Jan @ 5:15PM - 5:30PM

Contact
Kirsty Middlebrook
kirsty.middlebrook@ljhdickson.com.au
Antone Smith
Antone.smith@ljhdickson.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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home, offering plenty of bench space and storage areas.

The living and meals area is the perfect space for you to enjoy a home-cooked meal or watch a movie with your loved ones and relax.

The laundry includes a dryer and to top off this brilliant home is your very own personal balcony.

Property Features:

Established 2019
Private balcony
Spacious bedrooms
Large built-in wardrobes with mirrored doors
Ensuite with generous sized shower and modern finishes
Electric cooktop and oven
Dishwasher
Dryer
Plenty of storage space within the unit
Single car parking space
Lockable storage cage - BYO lock

Coombs Features:

Wetlands, ponds and Molonglo River
Easy access to Tuggeranong Parkway
Neighbouring suburb to Weston Creek
Close to Charles Weston Primary School Evelyn Scott School
Sunset views of the National Arboretum Mount Stromlo
Playgrounds
Cycle Paths
Stromlo Forest Park Cycling Centre

Close to:

Mount Stromlo Observatory 3.8km
Charles Weston Primary School 3km
Evelyn Scott School 3.2km
Weston Creek 5.4km
Molonglo Valley 11km
National Arboretum 10.9km
Canberra City 14km

Facts:

Availability: 10th January 2025
Pets: Upon application
Lease Period: 6 or 12 months available
Parking: Single car parking space
Cooking: Electric cooktop and stove
Heating or Cooling: 5KW Reverse cycle system

EER: No current EER available



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Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: N/A

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https: [www.justice.act.gov.au](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf) __data assets pdf_file 0008 2443472 Renting-Book-May-2024.pdf

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

More About this Property

Property ID	1HKM88F92
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Kirsty Middlebrook

Senior Property Investment Manager | kirsty.middlebrook@ljhdickson.com.au

Antone Smith

Business Development Manager | Antone.smith@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



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