







Coombs, 17/530 Cotter Road

Top floor unit with 2 car spaces!

2 | 2 | 2

For Lease
Please Call

View
ljhooker.com.au/1HKMDFF92

Contact
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Lifestyle:
This complex is perfectly situated in the heart of Canberra and the well-thought-out floor plan offers a stylish and modern space suited for all. The property offers everyday convenience with close access to the Tuggeranong Parkway, Weston Creek, the Molonglo River, walking paths, playgrounds, National Arboretum, Mount Stromlo and local shopping centres.

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

The kitchen includes an electric wall oven, electric cooktop and dishwasher. This area is the heart of the home and it offers plenty of bench space and storage areas.

EER ★★★★★★

LJ Hooker

LJ Hooker Dickson
(02) 6257 2111

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.

The laundry includes a dryer for your convenience.

To top off this brilliant home is your very own private balcony.

Property Features:
•Ariston appliances
•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
•2 under cover parking spaces in underground parking
•Lockable storage cage

Coombs Features:
•Waterfront views of Molonglo Valley
•Easy access to Tuggeranong Parkway
•Neighbouring suburb to Weston Creek, Wright & Denman Prospect
•Close to Charles Weston Primary School & Evelyn Scott School
•Sunset views of the National Arboretum & Mount Stromlo
•Playgrounds and fitness paths for all

Facts:
Availability: 18th March 2025
Lease Period: 6-12 Months
Parking: 2 parking spaces
Cooking: Electric cooktop and oven
Heating or Cooling: 5KW Reverse cycle system

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with 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.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.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

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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	1HKMDFF92
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes NBN box available

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