

25/530 Cotter Road, Coombs

## GROUND FLOOR UNIT WITH COURTYARD

### Lifestyle:




This property is perfectly situated in the heart of Canberra. It offers the everyday convenience with close access to Tuggeranong Parkway, Weston Creek, the Molonglo River, walking paths, playgrounds, National Arboretum, Mount Stromlo and Denman Prospect.

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

In the kitchen there are stainless steel appliances including electric wall oven and dishwasher. This area is the heart of the home and it offers plenty of bench space and storage areas.

The living area is a perfect space for you to enjoy a home cooked meal or watch a movie and relax.

The laundry is hidden with bifold doors and the dryer is included with the property.

2  2  2 

**FOR RENT**  
\$ 585 P/W

**VIEW**  
By Appointment

**AGENCY**  
LJ Hooker Dickson  
(02) 6257 2111

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.

 **LJ Hooker**

To top off this brilliant home is your very own courtyard.

Property Features:

- Established 2019
- Spacious bedrooms
- Built in wardrobes with mirrored doors
- Ensuite with modern finishes
- Electric cooktop and oven
- Dishwasher
- 2 tandem under cover parking spaces with remote access
- Lockable storage cage (BYO lock)

Coombs Features:

- Water front views of Molonglo Valley
- Easy access to Tuggeranong Parkway
- Neighbouring suburb to Weston Creek
- Close to Charles Weston Primary School & Evelyn Scott School (P-10)
- Sunset views of the National Arboretum & Mount Stromlo
- Playgrounds and fitness paths

Facts:

Availability: 24th June 2026

Lease Period: 6 or 12 Months

Parking: 2 tandem underground parking spaces

Cooking: Electric cooktop and stove

Heating or Cooling: 5KW Reverse cycle system in Living room

EER: No current EER available

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.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-September-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-September-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 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.

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.

EER ★★★★★

## MORE DETAILS

Property ID 1HKNCHF92  
Property Type Apartment  
Including Air Conditioning  
Intercom  
Courtyard  
Dishwasher  
Built-in-Robes

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