



## Coombs, 36/2 Cornelius Street

New 2 bedroom unit on the ground floor!

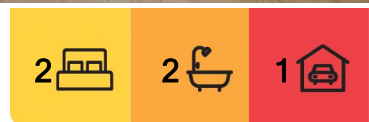
If you're looking for a cosy yet stylish living space, this 2-bedroom unit is perfect for you. It includes 2 bedrooms with built-in robes, 2 bathrooms, a modern kitchen with all the essentials, a cosy living area, balcony plus reverse cycle air conditioning and 1 dedicated car space complete the picture.

### Amenities / Features:

- Wetlands, ponds and Molongolo River.
- Easy access to major roads including Tuggeranong Parkway.
- Coombs is the neighboring suburb to Weston Creek.
- Close to Charles Weston Primary School Evelyn Scott School.
- Playgrounds.
- Cycle Paths.
- Stromlo Forest Park Cycling Centre.
- Conveniently located a few minute's drive to Cooleman Court and Denman Prospect.



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1HKMA8F92](http://ljhooker.com.au/1HKMA8F92)

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**EER** ★★★★★

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

shopping precincts with new shops due to open in the near future.

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

Why Choose Millie?

Modern and spacious floor plans tailored to suit your needs.  
High-end finishes and premium appliances for a touch of luxury.  
Thoughtful community design that fosters a sense of belonging.

Facts:

Availability: 19th February 2025  
Lease Period: 6 or 12 months  
Parking: car accommodation for 1 car  
Cooking: Electric  
Heating or Cooling: reverse cycle air conditioning

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-January-2025.pdf](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 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.



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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	1HKMA8F92
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Floorboards Built-in-Robes

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