




101/2 Terry Connolly Street, Coombs

## Upsize Your Lifestyle in this Large apartment - BY APPOINTMENT

Nestled on the first floor of the prestigious Molonglo Falls complex, this exquisite apartment offers a harmonious blend of space, style, and practicality. Spanning an impressive 93m<sup>2</sup> of internal living space, complemented by a north-facing winter garden balcony, this unit is a masterpiece of thoughtful design and modern functionality. The unique biophilic architecture ensures seamless integration with the natural surroundings, creating a tranquil oasis you'll be proud to call home.

Step into the open plan living, dining, and kitchen area, where clean lines and high-quality finishes take centre stage. The kitchen features elegant stone benchtops, an electric cooktop, and ample storage, making it a joy for cooking enthusiasts. Natural light floods the interiors through double-glazed windows, offering year-round comfort alongside reverse-cycle heating and cooling systems. Both bedrooms are generously sized, with the main bedroom boasting an ensuite for added privacy. The second bathroom is equally well-appointed, ensuring convenience for family members or guests.

2  2  2 

**FOR SALE**  
\$519,000+

### AGENTS

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

One of the standout features of this apartment is the north-facing winter garden balcony, accessible from the living area, which provides a perfect space for relaxation or entertaining while enjoying views of the lush surroundings. The flooring combines tiled living spaces for easy maintenance with cozy carpets in the bedrooms for ultimate comfort.

The Molonglo Falls complex elevates your lifestyle with an array of exclusive amenities designed for relaxation and entertainment. Residents have access to outdoor lounges with a cinema, three private lounges complete with a kitchen, bar, spa, and Teppanyaki BBQ, as well as a fire-pit area. The rooftop features breathtaking 360-degree views of The Arboretum, Molonglo River, and the surrounding landscapes. For families, the secure kids' playground and shared gardens with a pizza oven offer spaces to create great memories.

Perfectly positioned near Canberra's best outdoor attractions, including parks, ovals, and nature trails, this apartment also enjoys easy access to Coombs Village Centre, cafes, boutique shops, and gyms. Commuting is effortless, with public transport and major roadways nearby, ensuring you're always well-connected to Canberra's city centre and beyond.

With its prime location, well-appointed features, and unparalleled convenience, this apartment presents a rare opportunity to embrace a lifestyle of comfort and modernity. Don't miss your chance to experience the best of Coombs living.

#### Features:

Located on the first floor

Unique biophilic design

Open plan living, dining and kitchen

North facing winter garden to living room and main bedroom

Double glazed windows

Reverse cycle heating & cooling

European laundry

Electric hot water

Stone benchtops

Tiles in the living area & carpet in the bedrooms

Electric cooktop

LED downlights throughout

Reverse-cycle wall mounted split system to living

Access to the winter garden from living area

Two car spaces in a secure basement + storage cage

Video intercom system

This is a pet-friendly development (subject to body corporate notification)

NBN connected

Outdoor lounge with cinema

Secure kids' playground area

360 degrees views onlooking The Arboretum and Molonglo River

3 private resident lounges including a kitchen + bar, spa, Teppanyaki BBQ and fire-pit

A concierge with parcel box, onsite playground, rooftop cinema, bike workshop and shared garden with a pizza oven

Located near Canberra's best outdoor attractions

Positioned near various schools, playgrounds, ovals, and ponds

Conveniently close to local cafes, shops, gyms, and public transport

Essentials:

EER: 6

93m<sup>2</sup> of Internal Living

6m<sup>2</sup> Winter Garden balcony

99m<sup>2</sup> Total Area

Complex: Molonglo Falls

Zapari Group & designed by Cox Architecture

Chase Constructions

Rates: \$1,595.07 per annum (approx.)  
Land tax (investors): \$1,956.79 per annum (approx.)  
Body corporate fees: \$1,336.07 per quarter (approx.)  
Rental Estimate: \$580-\$600 per week  
Strata: Vantage Strata  
Age: 3 year (Built in 2022)

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## MORE DETAILS

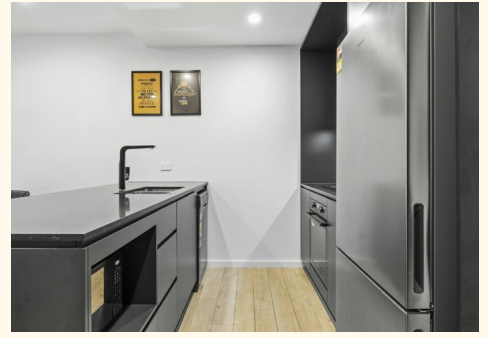
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Property Type	Apartment
House Size	99 m2
EER	6
Including	Ensuite

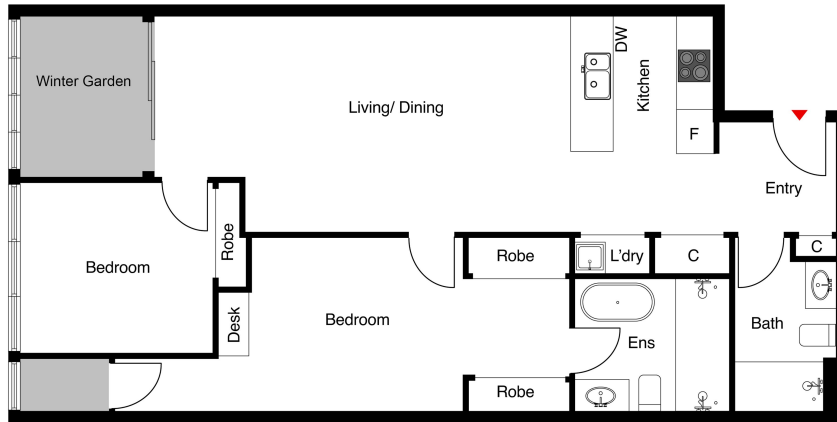
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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