







108/2 Terry Connolly Street, Coombs

Modern Comfort in the Heart of Molonglo Valley

Located in the heart of Molonglo Valley's thriving residential precinct, this well designed one bedroom apartment offers an easy, modern lifestyle surrounded by nature and convenience. With its functional layout and contemporary finishes, it represents an ideal option for buyers seeking a low upkeep home or a solid investment in a high growth area.

The apartment sits within a modern, professionally managed building and has been thoughtfully planned to enhance space and liveability. A generous open plan living area forms the center of the home and connects directly to a sheltered balcony, creating a relaxed indoor-outdoor environment suitable for everyday living or casual entertaining.

Anchoring the living space is a sleek kitchen designed for efficiency, featuring stone benchtops, induction appliances, and abundant cupboard space. The bedroom is comfortably sized and includes built in robes. A bathroom services the remainder of the home, finished in a clean, modern style.

Climate control is taken care of with reverse cycle air conditioning,

1 1 1

FOR SALE
SOLD $360,000

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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and practical additions such as secure underground parking enhance the overall functionality of the apartment.

Location Highlights:
Positioned near Charles Weston School, playgrounds, and local green spaces
Surrounded by established walking tracks, wetlands, and the popular Stromlo Forest Park
Easy access to Denman Village and Cooleman Court shopping centers
Approximately a 15 minute drive to Canberra CBD and Woden
Convenient transport options with nearby bus routes and arterial roads

Features:
Modern apartment within a quiet, growing community
Spacious bedroom fitted with built in wardrobe
Contemporary bathroom
Well appointed kitchen with stone benchtops and induction cooking
Open plan living area extending to a private balcony
Reverse cycle heating and cooling for year round comfort
Instant electric hot water system
Secure basement parking space
Well suited to owner occupiers, downsizers, or investors

Essentials:
Total size: 55m2
Rates: $424 per quarter approx.
Strata Fees: $847.85 per quarter approx.
Energy Efficiency Rating: 6.0 Stars

Disclaimer:
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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.











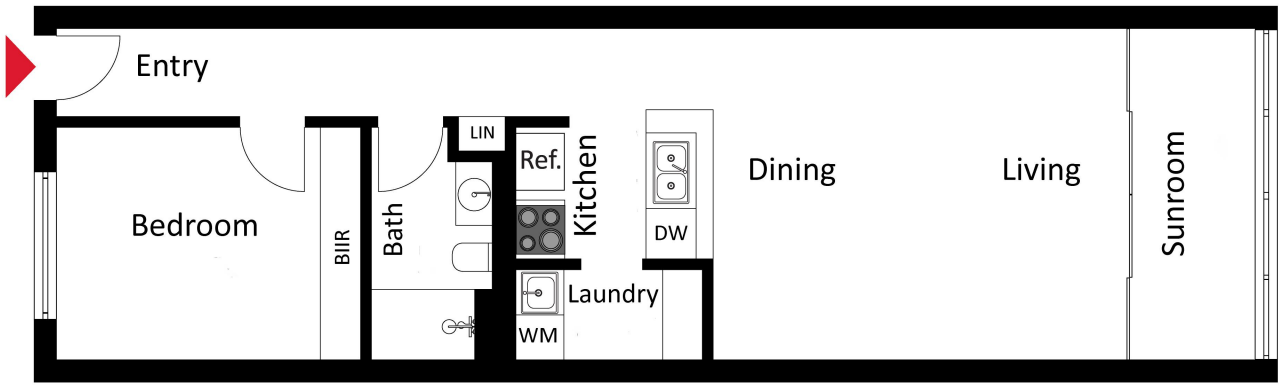
MORE DETAILS

Property ID	2ET0FHK
Property Type	Apartment
House Size	59 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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