



## Coombs, 17/120 John Gorton Drive

Perfect for First Home Buyers or Investors

Located on the second floor of the Luna apartments, this desirable apartment comprises of a large bedroom and bathroom offering quality finishes and a well thought out floor plan which perfectly captures the incredible views across the surrounding mountain ranges.

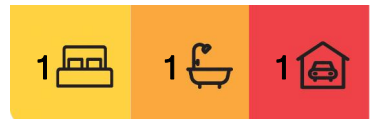
As you enter this immaculate residence you are welcomed by the bright, open plan living and dining area which flows out onto the balcony. Entertaining is easy, the kitchen overlooks the living and dining area and provides an abundance of stone benchtops and storage space, with stylish tiles, stainless steel appliances including electric cooking and dishwasher.

The master bedroom features mirrored built in robes and balcony access, ensuring you can enjoy the same stunning views. The modern bathroom is conveniently adjacent.

Conveniently positioned just moments away from of the local shops at Koko, the vast array



**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 Sale**  
\$ 385,000+

**View**  
[ljhooker.com.au/HU4H5W](http://ljhooker.com.au/HU4H5W)

**Contact**  
**Andy Greenberger**  
0400 819 650  
[andy.greenberger@ljhwodenweston.com.au](mailto:andy.greenberger@ljhwodenweston.com.au)

**EER** ★★★★★★

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**(02) 6288 8888**

of amenities at Coleman Court, Stromlo Forest Park, walking trails and waterways, local schools and with easy access to the Tuggeranong Parkway, this neat apartemnet will tick a lot of boxes and is a must see!

Apartment features;

- Open plan living
- Reverse cycle air-conditioning
- Kitchen furnished with stone bench tops
- Electric cooktop and oven
- Dishwasher
- Mirrored built in robes in bedroom
- European laundry
- Intercom system
- Lift access

Apartment size: 56m2 (approx.)

Balcony size: 14m2 (approx.)

Rates: \$1,444.06 p.a. (approx.)

Land Tax: \$1,828.12 p.a (approx.)

Body Corporate: \$634.74 p.q. (approx.)

Construction: 2018

EER: 6 stars

## More About this Property

<b>Property ID</b>	HU4H5W
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Andy Greenberger 0400 819 650**

Senior Sales Consultant - Licensed Agent |  
andy.greenberger@ljhwoodenweston.com.au

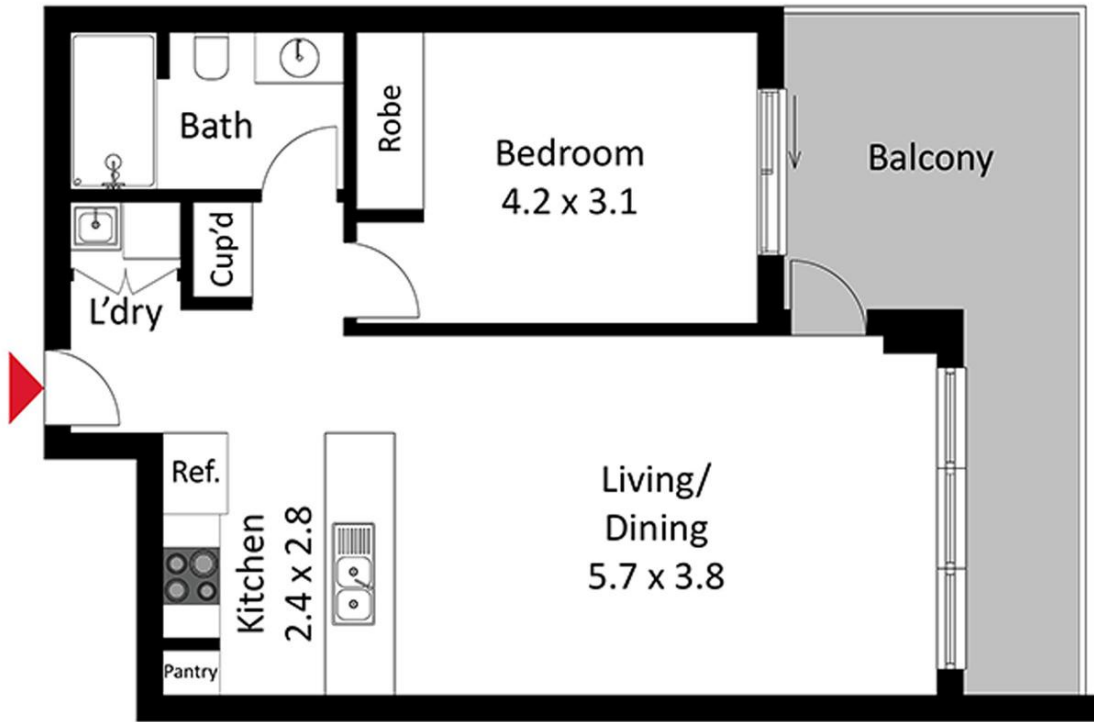
**LJ Hooker Woden | Weston (02) 6288 8888**

23 Brierly Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwoodenweston.com.au



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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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