



18/170 John Gorton Drive, Coombs




Modern Comfort in Scenic Coombs

Discover the perfect blend of comfort and convenience with this modern apartment located on John Gorton Drive in Coombs. This newly built 2023 residence offers a fantastic opportunity for couples or those looking to downsize, providing a stylish retreat with two spacious bedrooms and bathrooms. The apartment's open-plan design is complemented by a sleek kitchen, making it ideal for both everyday living and entertaining.

Situated in the rapidly growing suburb of Coombs, you'll enjoy easy access to natural reserves and walking trails that showcase the area's natural beauty. The nearby Molonglo River Corridor and Stromlo Forest Park offer endless outdoor adventures right at your doorstep. With local amenities and schools within reach, including Charles Weston School, this location ensures that everything you need is close by.

Don't miss the chance to secure this affordable gem with mountain views from your balcony. With its prime location and contemporary features, this property won't stay on the market for long. Act now to make this your new home!

Features:

2  2  2 

FOR SALE
\$580,000+

VIEW
By Appointment

AGENTS
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AGENCY
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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**

- Located at Orion
- Floorboards all around except wet areas
- Floor to ceiling height glass
- Seperate laundry
- Electric instaneous hot water system
- Island bench in kitchen
- 1.5 bowl kitchen sink
- Breakfast bar
- Microwave nook
- Walk-in-robe, ensuite, & balcony access to main bedroom
- 3 mins drive to Coombs shops or shops at Koko
- 8 min drive to Cooleman Court
- 16 mins drive Canberra Centre
- 15 min drive to University of Canberra
- 13 min Drive to ANU

Essentials:

- Strata: \$2,362 p.a. (approx.)
- Rates: \$1,478 p.a. (approx.)
- Land Tax: \$1,877 p.a. (approx.) investors only
- EER: 6
- Living Space: 90sqm
- Balcony: 14sqm
- Total Space: 104sqm
- Parking: 2 side by side
- Current Lease: periodic (month to month)
- Current Rent: \$580 p.w.
- Building Completion: 2023

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.

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EER ★★★★★

MORE DETAILS

Property ID	2EUBFHK
Property Type	Apartment
House Size	104 m2
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Floorboards Built-in-Robes Liveability

Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |
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