



206/2 Terry Connolly Street, Coombs




Contemporary Living in the Vibrant Molonglo Valley

Set within the ever-growing Molonglo Valley precinct, this stylish one bedroom apartment delivers a perfect balance of comfort, practicality, and modern design. Surrounded by natural landscapes yet close to everyday amenities, it presents an excellent opportunity for first home buyers, downsizers, or savvy investors looking to secure a property in a high demand location.

Positioned in a well maintained, modern complex, the apartment has been intelligently designed to maximise both space and functionality. The light filled open plan living and dining area creates a welcoming central hub, seamlessly extending onto a covered balcony - ideal for relaxed living or entertaining guests.

The contemporary kitchen is both sleek and practical, featuring quality stone benchtops, induction cooking, and ample storage. The bedroom is generously proportioned and includes built in wardrobes, while the bathroom is finished with clean, modern fittings to complement the home's overall aesthetic.

Year round comfort is ensured with reverse cycle heating/cooling, while secure basement parking plus storage adds convenience and

1  1  1 

FOR SALE
\$339,000+

VIEW

Sat 13th Jun @ 12:15PM - 12:45PM

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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**

peace of mind.

Location Highlights:

- Close to Charles Weston School, parks, and family-friendly playgrounds
- Surrounded by scenic walking trails, wetlands, and Stromlo Forest Park
- Minutes from Denman Village and Cooleman Court shopping centres
- Approximately 15 minutes to Canberra CBD and Woden Town Centre
- Easy access to public transport and major connecting roads

Features:

- Modern apartment in a peaceful, growing neighbourhood
- Spacious bedroom with built-in wardrobe
- Stylish, well-appointed bathroom
- Contemporary kitchen with stone benchtops and induction appliances
- Open-plan living flowing onto a private balcony
- Reverse cycle heating and cooling
- Instant electric hot water system
- Secure underground parking
- Ideal for owner-occupiers, downsizers, or investors

Essentials:

- Total Size: approx. 59m²
- Rates: approx. \$403.13 pq
- Land Tax: approx. \$452.53 pq
- Body Corp: approx. \$852.75 pq
- EER: 6.0 Stars
- Rental Appraisal: \$480 - \$500 per week

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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	2FFGFHK
Property Type	Apartment
House Size	59 m2
EER	6

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

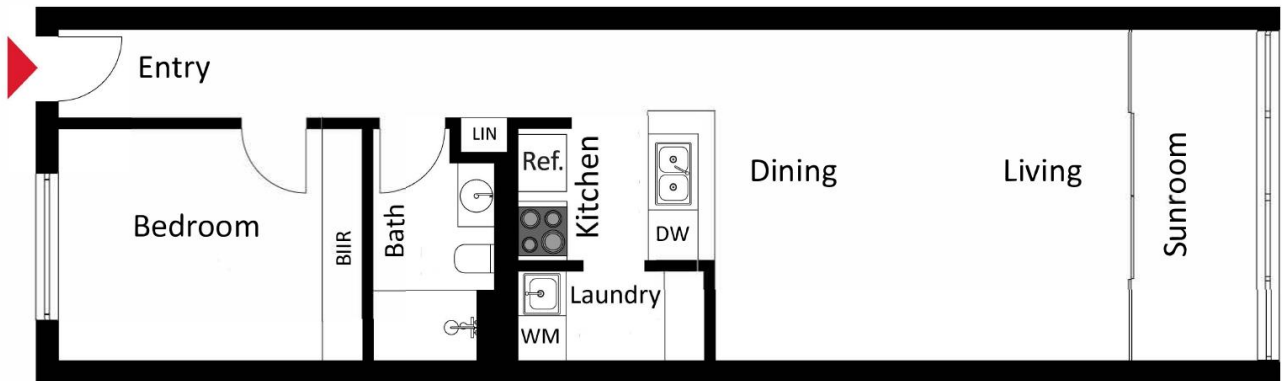
Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

206/2 Terry Connolly street, Coombs