

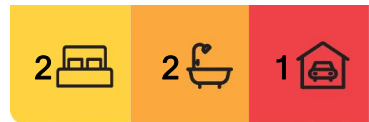


Coombs, 24/22 Cornelius Street

Stylish and Convenient Living in the Heart of Coombs

Discover the perfect balance of modern style and everyday convenience in this beautifully designed 2-bedroom, 2-bathroom apartment. Positioned on the first floor of a sought-after complex, this home offers contemporary living with seamless indoor-outdoor flow. Bathed in natural light, the open-plan living, dining, and kitchen area creates a welcoming atmosphere, with full-height double-glazed windows maximizing sunlight throughout the space. A north-west facing balcony extends the living area outdoors, providing the perfect spot to relax or entertain with a spectacular view.

The stylish kitchen is equipped with premium appliances, including a Franke oven and induction cooktop, complemented by ample storage and bench space. Soft carpeted floors in the living and bedroom areas create a cozy feel, while sleek tiles in the kitchen and bathrooms add a modern touch. Both bedrooms are well-sized and filled with natural light, featuring ceiling fans and built-in storage, with the main bedroom offering the added luxury of an ensuite. A large linen cupboard at the entrance ensures practicality and storage



For Sale
\$490,000+

View
ljhooker.com.au/2D2KFHK

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EER ★★★★★★



LJ Hooker Canberra City
(02) 6249 7700

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.

solutions.

Designed for year-round comfort, the home includes a reverse-cycle wall-mounted split system in the living area and main bedroom, along with energy-efficient LED downlights throughout. Security and convenience are well considered, with a secure basement car space, a storage cage, and an audio intercom system.

Located in the heart of Coombs, this apartment is surrounded by Canberra's best outdoor attractions, with easy access to schools, playgrounds, ovals, and ponds. Daily essentials and lifestyle conveniences are just minutes away, with local cafes, shops, gyms, and public transport all within close reach. Offering modern finishes, a prime location, and effortless living, this home presents an incredible opportunity to enjoy the best of Coombs. Don't miss out-inspect today!

Features:

Located on the first floor

Open plan living, dining and kitchen

2 bedroom & 2 bathrooms

North-West facing balcony

Full height double glazed windows

Large linen cupboard at entrance

Carpet in the living area and bedroom & tiles in kitchen area and bathroom

Franke oven and induction cooktop

LED downlights throughout

Reverse-cycle wall mounted split system to living and bedroom

Ceiling fans in both bedrooms

European laundry

Access to the balcony from living area

One car space in a secure basement + storage cage ground floor

Audio intercom system

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

NBN connected

Situated on a 13minute drive to Canberra's CBD

In close proximity to the Stromlo leisure centre

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

78m² of Internal Living

10m² Balcony

88m² Total Area

Complex: Woodberry

Coda Property Group

Rates: \$476 per quarter (approx.)

Body corporate fees: \$629 per quarter (approx.)

Rental Estimate: \$550 - \$570 per week (approx.)

Strata: LJ Hooker

Age: 2 year (Built in 2023)



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More About this Property

Property ID	2D2KFHK
Property Type	Apartment
House Size	88 m2
EER	6
Including	Ensuite Toilets (2)

Hamid Muradi 0424 858 600

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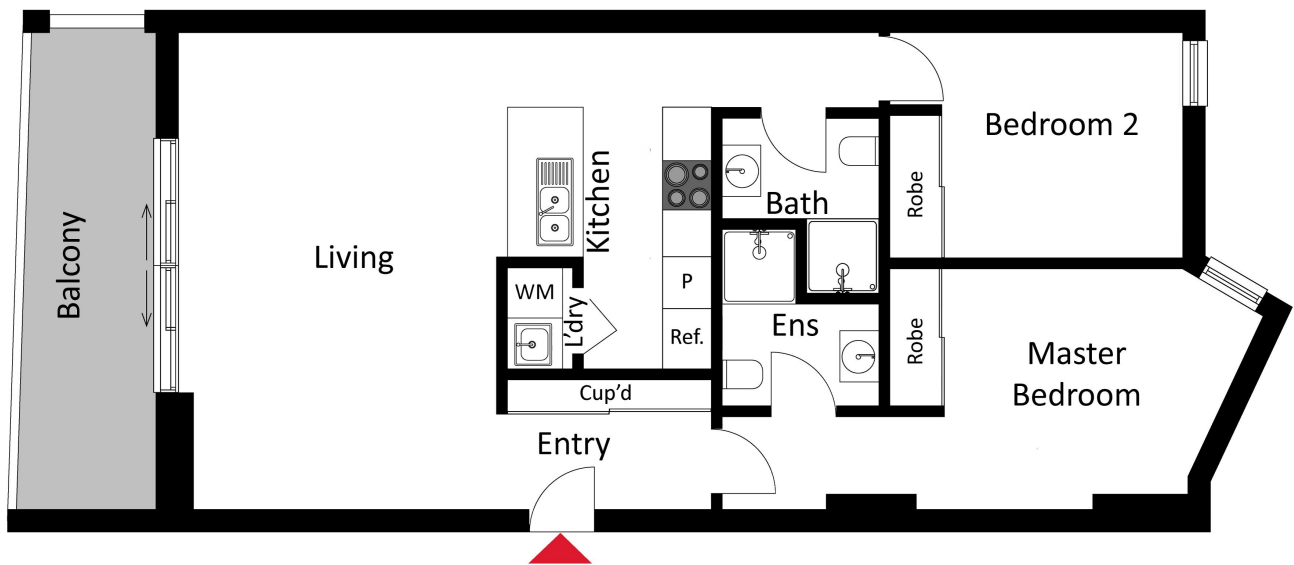
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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