

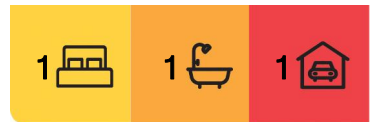


Coombs, 3/22 Cornelius Street

Modern Lifestyle in an Ideal Location

Welcome to your serene sanctuary in the heart of Coombs where modernity meets comfort in this meticulously crafted 1-bedroom, 1-bathroom apartment. Situated within the prestigious Woodberry complex, this unit offers unparalleled convenience and comfort. Residents of Woodberry enjoy the sense of community and peaceful surroundings that the complex provides.

Situated on the ground floor, this unit offers easy access. The heart of the home greets you with an inviting open-plan layout seamlessly integrating the kitchen, dining, and living areas. The contemporary kitchen boasts sleek cabinetry and ample counter space, making meal preparation a joy. Entertain guests in style as the dining area flows effortlessly into the spacious living room. Sliding glass doors invite you to step onto the private balcony, an oasis of tranquillity where you can savour your morning coffee or bask in the afternoon sun.



For Sale
\$375,000+

View
ljhooker.com.au/2AXGFHK

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EER ★★★★★★



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.

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Outside your doorstep, you'll find an array of amenities within reach. Take a leisurely stroll to Coombs Village Centre, where you can indulge in local dining options, boutique shops, and essential services, ensuring all your daily needs are met with ease. Nature enthusiasts will appreciate the proximity to Molonglo River Reserve, perfect for outdoor adventures and scenic walks. With easy access to public transportation and major roadways, commuting to Canberra's city centre is a breeze.

With its prime location, well-appointed features, and unparalleled convenience, this apartment presents a rare opportunity to embrace a lifestyle of comfort and modernity. Don't miss your chance to experience the best of Coombs living.

Features:

Located on the ground floor
Open plan living, dining and kitchen
1 bedroom & 1 bathroom
North-West facing balcony
Full height double glazed windows
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
European laundry
Access to the balcony from living area
Audio intercom system
This is a pet-friendly development (subject to body corporate notification)
NBN connected
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
50m² of Internal Living
6m² Balcony
56m² Total Area
Complex: Woodberry
Coda Property Group
Rates: \$1,685.64 per annum (approx.)
Land tax (investors): \$2,016.86 per annum (approx.)
Strata: \$1775.7 per annum (approx.)
Rental Estimate: \$470-\$490 per week
Built in 2023



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More About this Property

Property ID	2AXGFHK
Property Type	Apartment
House Size	56 m ²
EER	6

Hamid Muradi 0424 858 600

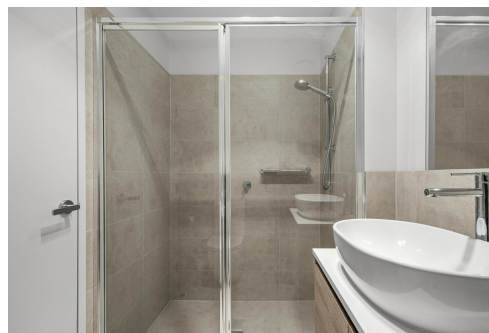
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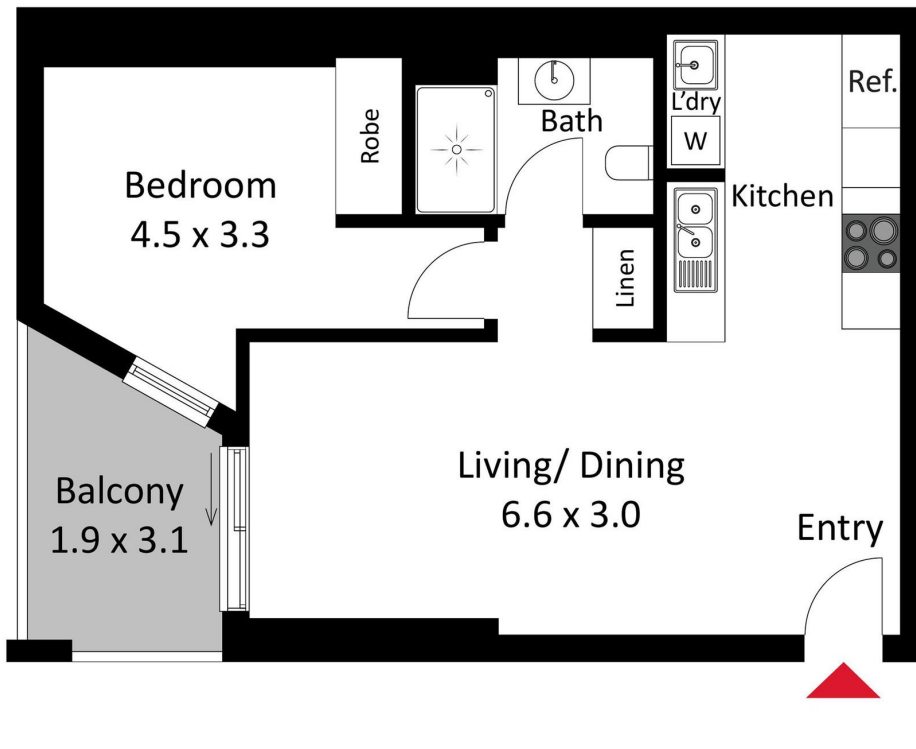
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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