







30/22 Cornelius Street, Coombs

Modern Low Maintenance Living with Stunning Views

Positioned in the heart of the highly sought after Molonglo Valley, this modern two bedroom apartment offers an exceptional combination of contemporary design, low maintenance living, and beautiful views. Featuring a practical floorplan, quality finishes, and a fantastic indoor outdoor connection, this stylish residence is perfectly suited to first home buyers, professionals, downsizers, and investors alike.

Designed for easy modern living, the home features a spacious open plan living and dining area that flows seamlessly to a private balcony, creating the perfect space to relax, entertain, or simply enjoy the outlook. Large windows allow an abundance of natural light to fill the living spaces, while the elevated position provides great views across the surrounding area.

The contemporary kitchen is thoughtfully designed with quality finishes, ample cabinetry, and a functional layout that makes everyday cooking and entertaining effortless. The open plan design ensures the kitchen remains connected to the living and dining areas, creating a welcoming central hub for the home.

Accommodation comprises two well proportioned bedrooms, including

2 2 1

FOR SALE
$469,000+

VIEW
Sat 7th Nov @ 2:10PM - 2:40PM

AGENTS

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a master bedroom with excellent natural light and access to a modern bathroom. With two bathrooms in total, the home provides additional convenience for residents and guests.

The low maintenance design means you can spend less time on upkeep and more time enjoying everything the Molonglo Valley has to offer. Whether you're looking for a comfortable home to live in or a quality investment opportunity, this property presents an attractive combination of lifestyle, functionality, and location.

Perfectly positioned in Coombs, you're within easy reach of local parks, playgrounds, walking and cycling trails, cafés, shops, schools, public transport, and the wider Molonglo Valley precinct. Stromlo Forest Park, Stromlo Leisure Centre, Denman Village Shops, Cooleman Court, and Canberra's major employment and lifestyle hubs are all within convenient reach.

Features:

- Two spacious bedrooms
- Two modern bathrooms
- Single car accommodation
- Spacious open plan living and dining area
- Private balcony with great views
- Modern kitchen with quality finishes
- Excellent natural light throughout
- Contemporary design
- Low maintenance living
- Functional and well designed floorplan
- Great indoor outdoor connection
- Convenient Coombs location
- " Close to parks, walking trails and local amenities
- " Easy access to Denman Village Shops and cafés
- Moments from Stromlo Forest Park and Stromlo Leisure Centre
- Convenient access to major arterial roads

Essentials:

- " Internal: 78m² (approx.)
- " Balcony: 11m² (approx.)
- " Total: 89m² (approx.)
- Rates: $515.37 pq (approx.)
- Body Corporate: $987 pq (approx.)
- Rental Appraisal: $580 - $600 pw
- Year Built: 2022
- EER: 6 stars

Offering modern interiors, great views, a practical two bedroom layout, and an enviable low maintenance lifestyle, this stylish Coombs residence presents an excellent opportunity for those seeking comfort, convenience, and contemporary living in one of Canberra's growing and desirable communities.

Disclaimer:
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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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LJ Hooker

MORE DETAILS

Property ID	2GGEFHK
Property Type	Apartment
House Size	89 m2
EER	6

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