







312/43 Arthur Blakeley Way, Coombs

Stylish Living with Elevated Lake Views in Coombs

Owners instructions are to SELL.

Positioned on the third floor and capturing beautiful lake views, this stylish and contemporary apartment offers the perfect combination of comfort, convenience and low-maintenance living in the heart of Coombs.

Boasting a desirable north-facing aspect, the home is filled with natural light throughout its thoughtfully designed 55m² of internal living space.

The open-plan living and dining area flows seamlessly onto a private balcony, creating the ideal setting to relax, entertain or simply enjoy the picturesque outlook over the water.
At the heart of the home is a modern kitchen featuring quality appliances, sleek cabinetry and ample storage, while new floorboards add a fresh, contemporary feel throughout the apartment.

Complete with two well-sized bedrooms, a stylish bathroom, secure basement parking, and a separate storage cage, this apartment presents an outstanding opportunity for first-home buyers, downsizers

2 1 1

FOR SALE
$429,000 +

VIEW
Sat 21st Nov @ 11:50AM - 12:20PM

AGENTS
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Joshua Ditton
0493 268 958
joshua.ditton@ljhwodenweston.com.au

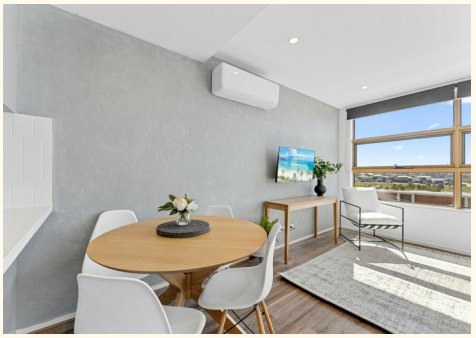
AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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.

and investors alike. Designed for year-round comfort and energy efficiency, the property includes a split-system air conditioner, double-glazed windows, and an impressive 6-Star EER rating. Residents of the Del-Ray complex can enjoy an expansive rooftop entertaining space with BBQ facilities.

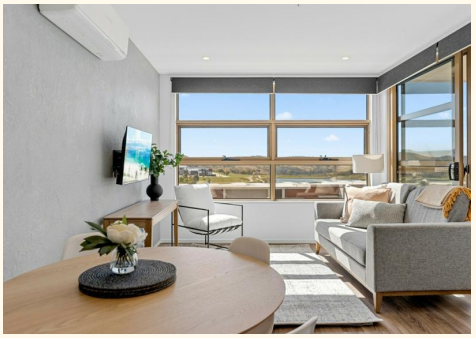
- Elevated outlook with beautiful lake views
- North facing aspect flooding the living area with natural light
- Spacious balcony, ideal for entertaining with stunning lake views
- Two bedrooms, both with built in robes
- Modern bathroom with quality fittings and large walk-in shower
- Recently added, stylish timber-look flooring throughout (upgraded finish)
- Modern kitchen with stone benchtops & waterfall end, induction cooktop & dishwasher
- European laundry for a clean, seamless design
- Split system, reverse-cycle heating and cooling in main living area
- Open plan living & dining
- Located in the heart of Coombs, close to parks, transport, and shops

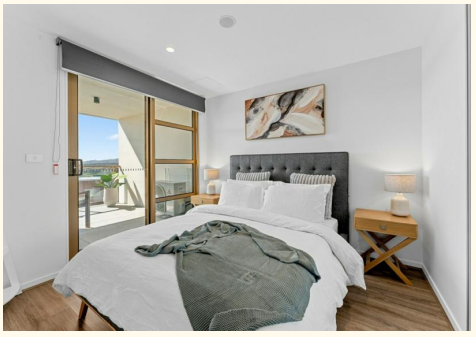
Living size: 55m2 (approx.)
Balcony Size: 6m2 (approx.)
Rates: $1,471 (approx.)
Land tax: $1,778 (approx.)
Body Corporate: $4,555.60 per annum (approx.)
EER: 6 stars











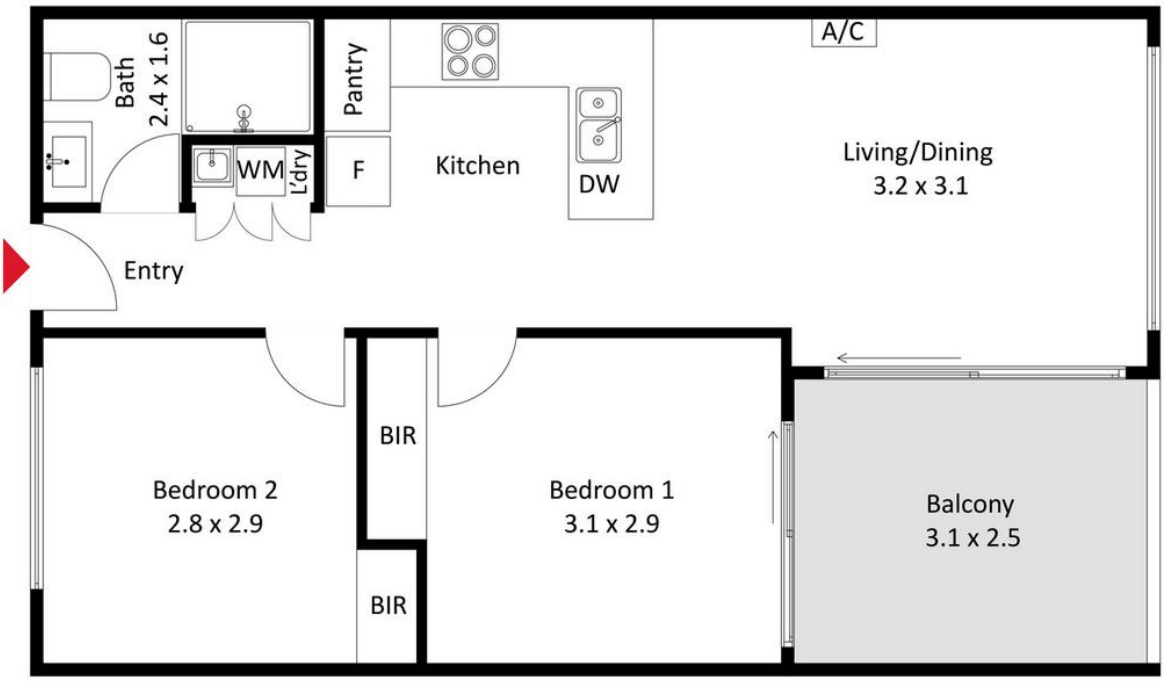
MORE DETAILS

Property ID	K9VH5W
Property Type	Apartment
EER	6

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au
Joshua Ditton 0493 268 958
Sales Associate | joshua.ditton@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

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.



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.

312/43 Arthur Blakeley Way, Coombs, ACT, 2611

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.