







44/120 John Gorton Drive, Coombs

Freshly Painted, Top Level Apartment with Stunning Views

Positioned on the top level of the masterfully crafted Luna complex in the popular suburb of Coombs, this freshly painted two bedroom apartment offers comfortable living, a practical layout and stunning views. Built in 2018 and featuring approximately 81m² of living space, it is an excellent opportunity for first home buyers, downsizers and investors alike.

The open plan living and dining area provides a welcoming space to relax or entertain, complemented by a combination of carpet and new floorboards. The elevated position enhances the outlook, creating a sense of openness and making the most of the surrounding views.

The functional kitchen features electric cooking and ample storage, with a seamless connection to the main living area. Both bedrooms offer comfortable accommodation, while the central bathroom provides everyday practicality.

Year round comfort is provided by a reverse cycle split system heating and cooling unit, with electric hot water adding to the home's convenience. A dedicated car space completes this low maintenance apartment.

2 1 1

FOR SALE
$450,000+

VIEW
Sat 7th Nov @ 2:00PM - 2:30PM

AGENTS

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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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Location is another highlight. Coombs offers convenient access to local parks, walking trails and everyday amenities, with Denman Village shops, cafés and restaurants just a short drive away. Stromlo Forest Park, Stromlo Leisure Centre and Cooleman Court are also within easy reach, while major arterial roads provide convenient access to Canberra's city centre and surrounding employment hubs.
Features:

- Top level
- Amazing views
- Freshly painted throughout
- New floorboards
- Two bedrooms
- One bathroom
- " One car space
- " Approximately 81m² of living space
- Built in 2018
- Open plan living and dining area
- Kitchen with electric cooking
- Electric hot water
- Reverse cycle split system heating and cooling
- Close to local shops, parks and walking trails
- Convenient access to Stromlo Forest Park and Denman Village
- Easy access to Canberra City Centre and major arterial roads

Essentials:

- " Internal Living: 81m² (approx.)
- Rates: $524 pq (approx.)
- Body Corporate: $988 pq (approx.)
- Rental Appraisal: $560 - $580 pw
- EER: 6.0
- Year Built: 2018

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.











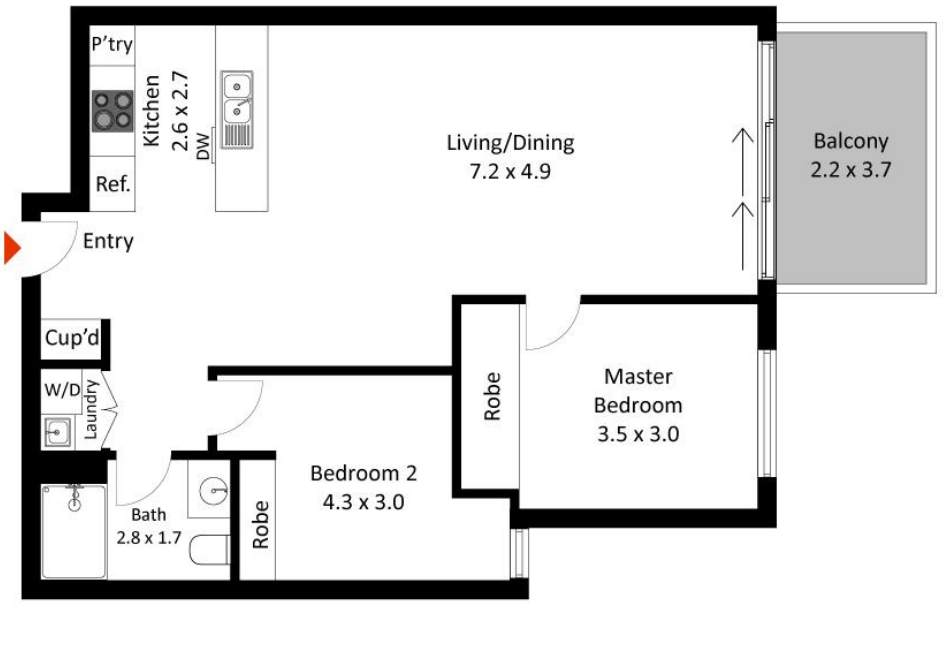
MORE DETAILS

Property ID	2GJJFHK
Property Type	Apartment
House Size	81 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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