



Coombs, 45/120 John Gorton Drive

Ideal for First Home Buyers & Investors. (by appointment only)

The Federal Government has announced it will declare Molonglo a Town Centre under the National Capital Plan. The development of a new Town Centre will provide the growing region with more services, more jobs and more housing making it a great time to invest in the region!

Fresh interiors, natural light, amazing views and privacy, provide easy care living in this spacious and stylish, two bedroom apartment located in this fantastic 'Luna' complex in Coombs. Located for both lifestyle and convenience.

The apartment provides a spacious open plan kitchen and living with a sunlit north facing balcony off the living area. The main bedroom offers generous sized built in robes with a sleek and modern design. The second bedroom is perfect for family and friends and provide the same level of quality throughout. Both share a modern bathroom.



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.



For Sale
\$479,000+

View
By Appointment

Contact
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EER ★★★★★☆

LJ Hooker Canberra City
(02) 6249 7700

With stunning mountain views as your backdrop, this apartment is a rare find at an affordable price point. Don't miss out on this opportunity to secure a fantastic home in one of Canberra's most sought-after suburbs. Act now to make this apartment yours before it's snapped up!

Located in the heart of Coombs, The Luna Complex enjoys an impressive list of amenities close by, such as Club Lime Gym, Woolworths across the road, swimming pools at Mount Stromlo and the Aquatic Centre. Convenience is at your doorstep with numerous local shops, namely Cooleman Court, Denman Village Shop (home to high-end specialty cafe Morning Dew and IGA) and its own Coombs shopping centre with a convenience store; as well as parks, playgrounds, and walking tracks. The suburb is also known for its family-friendly atmosphere and proximity to quality schools. Nearby educational options include Charles Weston School, ensuring a stress-free school run for families with young children.

Whether you are a savvy investor, young professional, a small family, or a couple seeking a comfortable and connected home you will not want to miss this opportunity.

Key features

- Premium Views of the Molonglo Valley and Black Mountain
- Spacious living, dining and open plan kitchen
- North facing Balcony off living area
- Large master bedroom with built in robes
- 1 x allocated car spaces in the secure carpark, storage cage
- Reverse cycle air heating and cooling
- Stone bench tops in the kitchen
- Electric cooktop and oven
- NBN ready
- Intercom & lift
- local Woolworths, shops

Property Size: Internal living 81m², 9m² Balcony (approx).

Property Address: 45/120 John Gorton Drive, Coombs.

Strata Fees: \$732 per quarter (approx.)

Rates: \$474 per quarter (approx.)

Land Tax (if rented): \$574 (approx.)

Current rental appraisal: \$530 - \$550 per week (approx.)

EER: 5.0 stars

(All measurements, amounts and values are approximate and not to be relied upon.

Buyers to make their own enquiries.)



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More About this Property

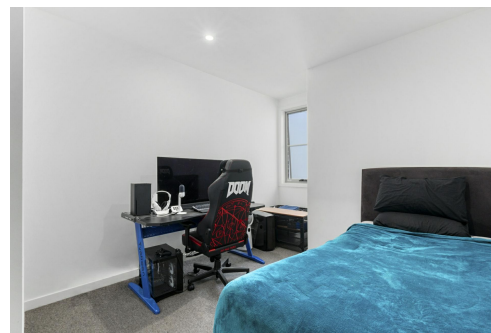
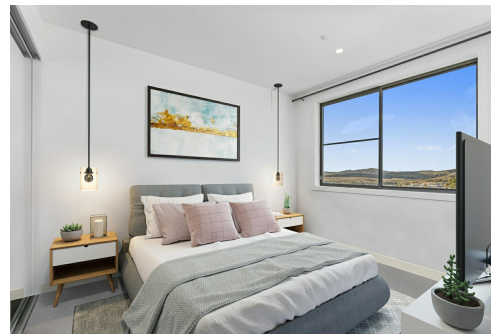
Property ID	2BTWFHK
Property Type	Apartment
EER	5
Including	Intercom Dishwasher Built-in-Robes

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

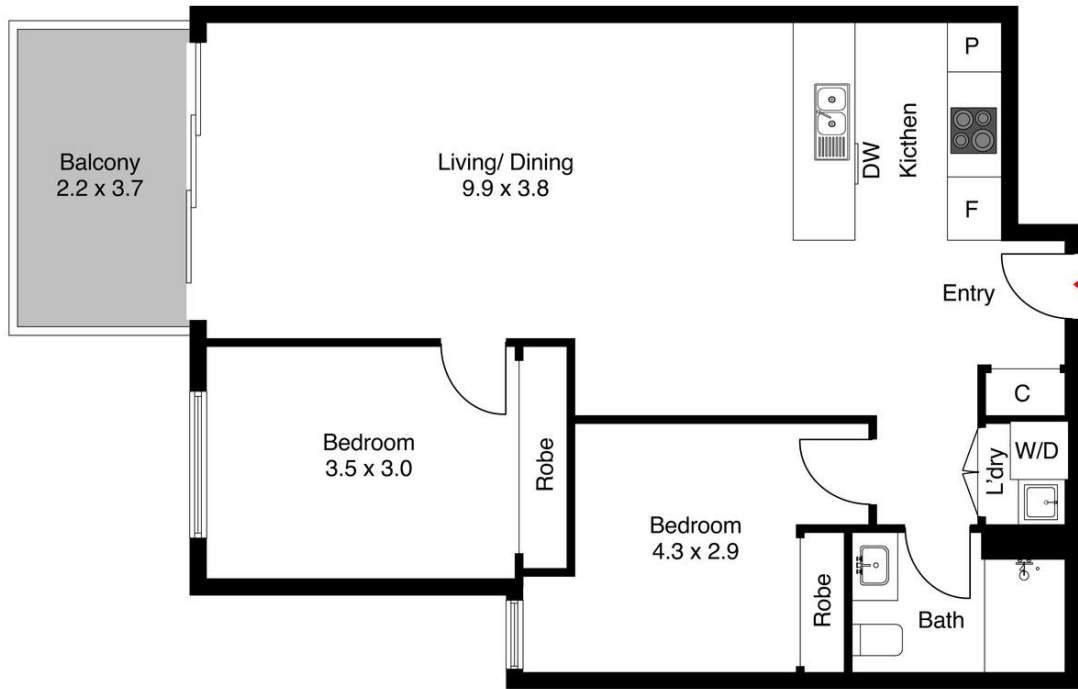
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The site plan and area not to scale; measurements are indicative and in metres. Bushed and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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