



Coombs, 54/172 John Gorton Drive

NEAT, SWEET AND COMPLETE

Nestled just off John Gorton Drive, in the newly completed development of Orion is this shining star of a townhome in North Coombs. Sitting directly opposite the Judy Harris Park and only steps to Holdens Creek Lake, this home is for those who value peace and serenity.

Designed by renowned Oztal Architects and built by Elevated Living, this home is clever in design and exceptional in quality. Located on the corner, the well-proportioned floor plan welcomes in natural light and the surrounding views.

Positioned on a quiet street this north facing corner home offers a low maintenance lifestyle that will be sure to please live in owners and investors alike. Light filled open plan living enhanced by the high ceilings, sleek kitchen furnished with stone bench tops and AEG appliances, walk in laundry, abundant of storage and a powder room is offered on the ground floor. Upstairs you will find generously sized bedrooms with built in robe, main bedroom with a walk-in robe and the biggest ensuite seen in a long time.



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
\$770,000+

View
ljhooker.com.au/29YGFHK

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Conveniently located, just moments away from the vast array of amenities, such as; Judy Harris park, Stromlo Forest Park, Holdens creek lake, Stromlo Leisure Centre, Brand new Woolworths metro and upcoming ALDI in the KOKO precinct, public transport, local schools, a short drive to Denman shops and Woden and with easy access to the Tuggeranong Parkway, this residence will tick a lot of boxes and is a must see!

I look forward to meeting you at my next open home or please feel free to call me today!

Property features:

- *Northerly aspect to living and main bedroom
- *Double glazed windows
- *AEG Appliances - gas cooktop, oven, and dishwasher
- *Kitchen furnished with sleek stone bench top.
- *Generously sized bedrooms
- *Fast NBN connection —fibre to the premise
- *Powder room on the ground floor
- *Walk in laundry and heaps of storage.
- *LED lighting
- *Zoned ducted reverse cycle air conditioning.
- *Double remote very high ceiling lock up garage with internal access

Plus more!

Property details:

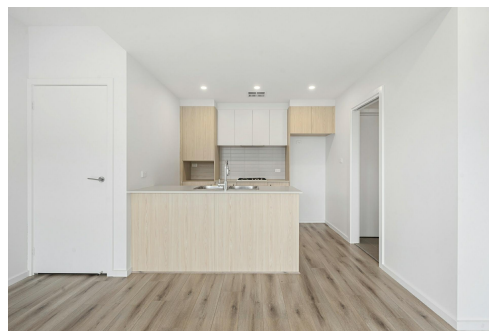
- *Living size: 118sqm
- *Garage: 36sqm
- *Courtyard: 30sqm
- *Total 184sqm
- *Body Corp \$830.96 per quarter

More About this Property

Property ID	29YGFHK
Property Type	Townhouse
EER	7

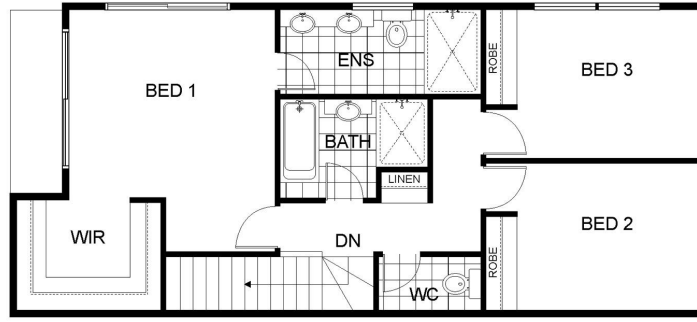
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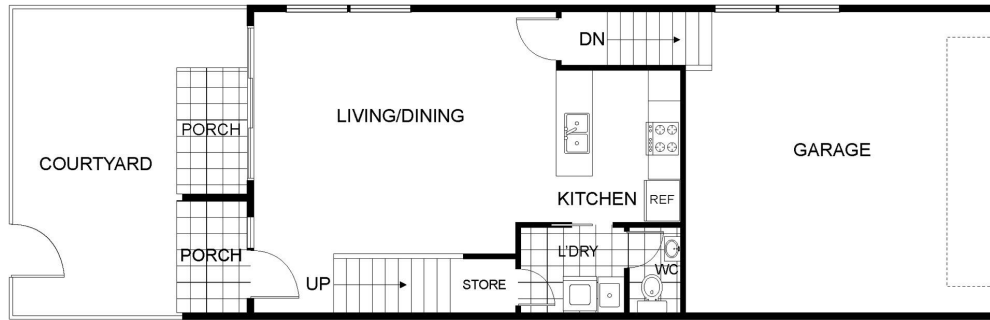


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UPPER FLOOR



LOWER FLOOR

54/172 John Gorton Drive, Coombs

Approx. total area: 147m²



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

