



104/2 Terry Connolly Street, Coombs

Bright, Modern & Effortlessly Convenient

Nestled in one of Molonglo Valley's most desirable and fast growing communities, this contemporary two bedroom apartment captures the essence of low maintenance living with style and ease. Perfect for first home buyers, downsizers, or savvy investors, it offers comfort, practicality, and connection to nature all in one appealing package.

Positioned within a sleek, well cared for complex, the home's intelligent layout makes the most of natural light and open space. The inviting living and dining zone flows seamlessly to a private balcony, the ideal place to relax or entertain.

A modern kitchen sits at the heart of the home, showcasing stone benchtops, induction cooking, and plenty of storage, designed to make everyday living simple and enjoyable. Both bedrooms feature built in wardrobes, with the master suite complete with its own ensuite bathroom. The second bathroom is equally stylish, fitted with contemporary finishes.

Comfort is guaranteed year round thanks to reverse cycle air conditioning, while a secure basement car space and European style laundry add to the convenience.

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FOR SALE
Offers Over \$479,000

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Location Highlights:

Conveniently close to Charles Weston School and local parks
Surrounded by walking trails, ponds, and green open spaces,
including Stromlo Forest Park

Minutes from Denman Village Shops and Coleman Court

Approximately 15 minutes to Canberra City and Woden Town Centre

Excellent access to public transport and main arterial roads

Key Features:

Light filled, modern apartment in a peaceful setting

Two generous bedrooms with built in wardrobes

Two bathrooms, including master ensuite

Stylish kitchen with stone benchtops and induction cooktop

Open-plan living and dining area leading to a private balcony

Reverse cycle split-system heating and cooling

Instantaneous electric hot water system

One secure basement car space

European laundry for space efficiency

Ideal for first home buyers, investors, or downsizers

Essentials:

Size: 81m² internal with 4m² balcony

Rental Estimate: \$570 - \$590 per week (approx.)

Strata: \$1,105.40 per quarter approx.

EER: 6.0

MORE DETAILS

Property ID	2EG6FHK
Property Type	Unit
EER	6

Hamid Muradi 0424 858 600

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

Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |

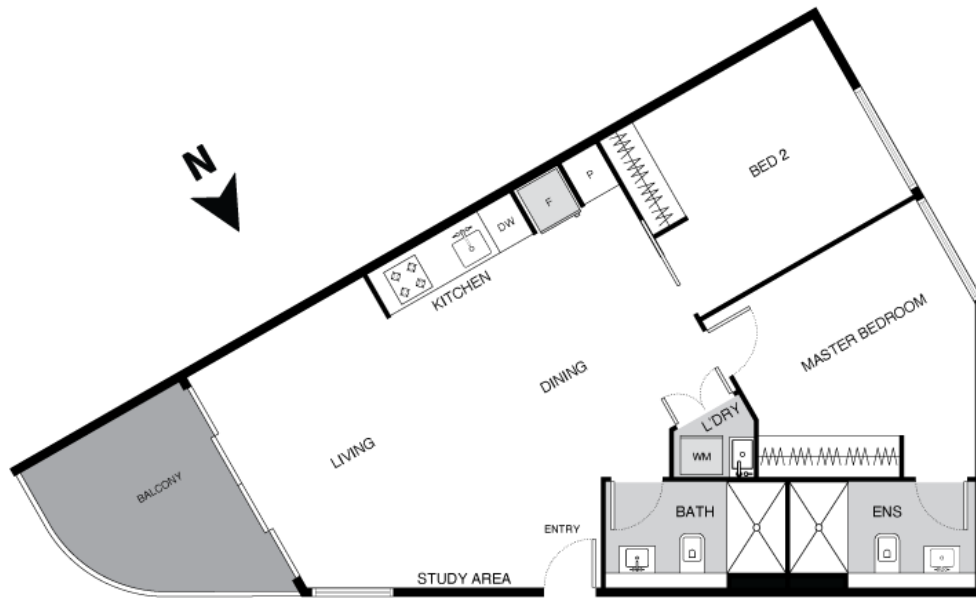
Joaquin.Ortega@ljhookerprojects.com.au

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1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601

canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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