

## Coombs, 19/22 Cornelius Street

An ideal first home or investment opportunity

Situated just a 12 minute drive to the City and opposite a picturesque lake, this beautiful one bedroom apartment offers contemporary design and ideal modern living.

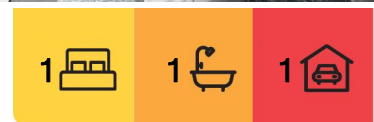
Located in Canberra's inner south, enjoy the central proximity and easy access to all parts of Canberra. Civic, Woden, Belconnen and Gungahlin are only a short drive or rapid bus trip away. Countless walking trails and nature reserves are also accessible right from your doorstep. The local neighbourhood features the Stromlo Leisure Centre and the new Koko shopping precinct, with a Woolworths as well as plans for an Aldi to open in mid 2025.

The top floor, light-filled living area of this apartment features a breathtaking skylight and space to fit a small desk to meet any working from home needs. Enjoy a peaceful morning coffee on your private balcony with views overlooking Telstra Tower. The spacious bedroom receives plenty of natural light and has a generous built-in wardrobe. As an all-electric, energy-efficient apartment, ongoing costs are also kept to a minimum.



**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**  
\$365,000+

**View**  
Sat 23rd Nov @ 3:00PM - 3:30PM

**Contact**  
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0432 383 753  
tom.grenfell@ljhcanberracity.com.au

**EER** ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

This apartment is perfect for first-home buyers entering the property market.

**Key Features:**

- Central inner south location, serviced by rapid bus routes
- Premium appliances throughout, including induction cooktop and dishwasher
- European laundry, with included washing machine and heat pump dryer
- Reverse cycle split air conditioning (living & bedroom)
- Intercom security system for visitors, as well as plentiful off-street parking
- NBN connected with Fibre To The Premises (FTTP)
- Low-rise community located in the sought-after suburb of Coombs
- Affordable body corporate

Home size: 50m2 Total living space and 8m2 Balcony (approx.)

Strata Fees: \$453 per quarter (approx.)

Rates: \$410 per quarter (approx.)

EER: 6.0 stars

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 About this Property

<b>Property ID</b>	2BH0FHK
<b>Property Type</b>	Unit
<b>EER</b>	6
<b>Including</b>	Dishwasher Built-in-Robes

**Tom Grenfell 0432 383 753**

Sales Consultant | [tom.grenfell@ljhcanberracity.com.au](mailto:tom.grenfell@ljhcanberracity.com.au)

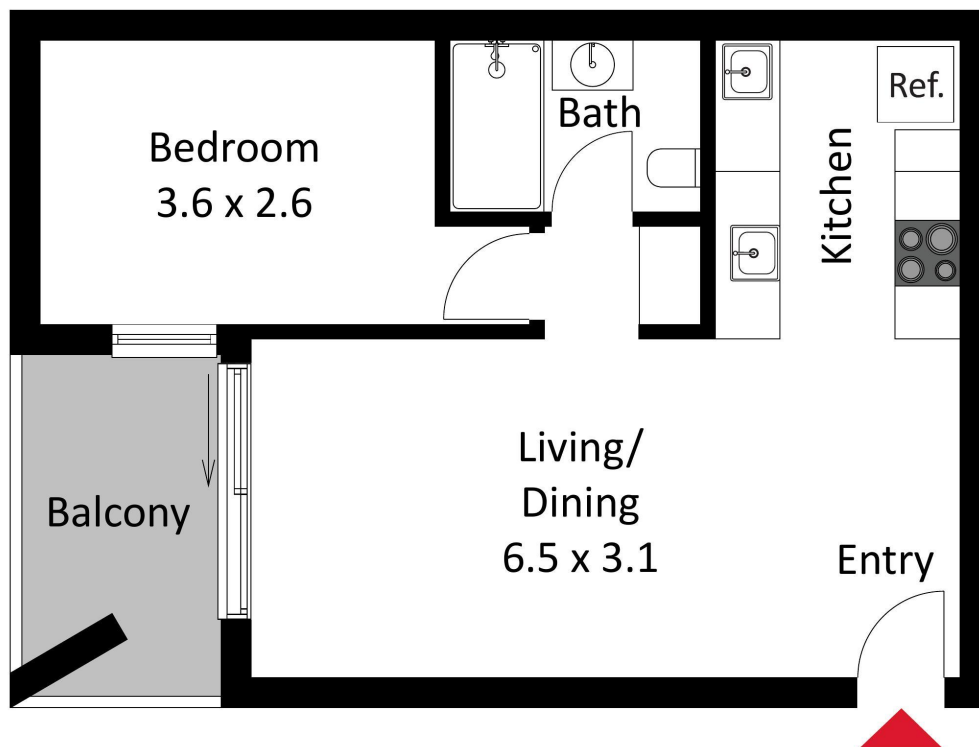
**LJ Hooker Canberra City (02) 6249 7700**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes 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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