

111/2 Newchurch Street, Coombs, ACT 2611



Unit For Sale

Friday, 9 February 2024

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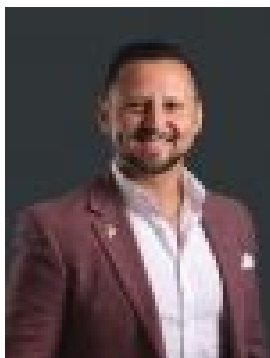
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



Obi Shadmaan

0423980763

Offers Over \$399,000

A modern and stylish top floor position offering a comfortable and convenient lifestyle, this apartment is ready for you to move straight in and elevate your life. Boasting a large bedroom with walk-in robe, well designed and appointed kitchen and bathroom, plus a huge entertainer's balcony with sweeping views across the Molonglo, this residence is perfect for those seeking space, functionality and an exceptional lifestyle. As you step inside, you'll be greeted by an abundance of natural light, complemented by the apartment's westerly orientation, providing panoramic views of parks, hills and mountains. The freshly painted walls and new carpets create an inviting ambience, making this apartment move-in ready. With all elements generously proportioned, including the huge entertainer's balcony, you won't be blamed for wanting to spend time at home with your besties. Centrally located in the thriving Molonglo region, you'll have easy access to all the amenities you desire, ensuring a vibrant outdoor lifestyle. Don't miss your chance to make this fantastic apartment your new home and experience the ultimate in modern, convenient living.

The Perks.

- 1 bed, 1 bath, 1 car design
- Westerly aspect with panoramic views
- Light filled, open plan living flowing out to the expansive balcony
- Modern kitchen with stone benchtops, electric stove and oven, dishwasher and ample bench and storage space
- High ceilings and skylight beaming loads of natural light into the living areas
- Split system reverse cycle heating and cooling system
- Freshly painted throughout
- New carpets
- European-style laundry
- Lock-up basement parking plus storage cage
- Walking distance to shops, cafes and amazing food venues
- Close proximity to amazing schools, public transport, Stromlo Park, the Leisure Centre all providing the perfect balance for city living and daily adventures

The Numbers. (figures are approximate)

- Living: 56m²
- Balcony: 20m²
- Strata: \$767 per quarter
- Rates: \$439 per quarter
- Land Tax (investors): \$533 per quarter
- Build: 2018
- EER: 6 stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.