

18/200 John Gorton Drive, Coombs, ACT 2611



Unit For Sale

Saturday, 25 November 2023

18/200 John Gorton Drive, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Elie Aoun

0428645940

Offers Over \$499,000

Superbly presented & ready to enjoy is this 75m² approx. of living space, 2-bedroom ensuite apartment with large ground level courtyard. Located within the 'Hadlow' development, the light filled apartment is sure to impress with a combination of a contemporary aesthetic layout & an environmentally sustainable design. Featuring an open plan living/kitchen area & 2 sides of windows the apartment is truly unique. With a fully equipped kitchen offering ample bench space & cupboards along with the inclusion of stainless-steel appliances the chef of the home won't be disappointed. A European laundry makes an efficient design for the apartment to have more living space. Comprising of 2 generously sized bedrooms with built-in robes, there is plenty of room to move. The second bedroom is serviced by the stylish main bathroom, while the main bedroom features a generous ensuite. Enjoy warmer winters & cooler summers with ducted reverse cycle air conditioning throughout. Enjoy all that 'Hadlow' has to offer. With the nearby proximity of BBQ areas & countless green open spaces surrounding, as well as schools, shops & café's, entertaining friends & family is made simple. Located less than 10km from the Canberra City Centre, only 5kms from Woden and just 12kms from Belconnen, this apartment provides the unique opportunity of being close to nature while living in the heart of Canberra. The Perks: • Spacious ground level large courtyard • Split system reverse cycle air conditioning (extra one installed) • Segregated bedrooms with built in robes • Stainless steel kitchen appliances • Open plan living & Dining • Kitchen stone benchtop • Underground carpark with Storage cage • Close to schools & shops

The Numbers: • Total internal living: 75m² • Courtyard size: 45m² • Rates: \$1,615 per annum approx. • Land Tax: (only investors) \$2,135 per annum approx. • Strata Levies: \$4,994 per annum approx. • Build: 2021 • 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.