

**2/120 John Gorton Drive, Coombs, ACT, 2611**

**Sold Apartment**

Wednesday, 21 June 2023



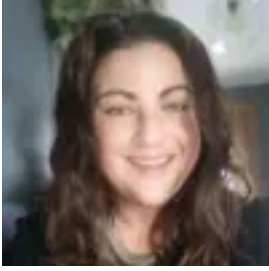
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alyson Azzopardi

## Ground Floor Greatness!

Azzopardi Property Services is very pleased to bring to market this spectacular 2-bedroom ground floor apartment at 2/120 John Gorton Drive in Coombs.

This one owner property is arguably one of the best in the complex, offering street access directly into the private and secure courtyard that surrounds the apartment in addition to the internal access from the main foyers and basement parking.

Unit 2 provides ease of accessibility and allows a low maintenance easy care apartment lifestyle whilst you enjoy the feeling of space across the , privacy and versatility of this well thought out and appointed property.

Ideally located within walking distance to the local primary school and day care facility, and within zone for the brand new state of the art Evelyn Scott School, 2/120 John Gorton Drive really does offer so much convenience. Within only minutes drive from the well established Weston Creek Shopping Centre and vast amenities, and easy access to the main arterial roads providing for an commute into the CBD's (Woden, City & Belconnen).

### FEATURES:

EER:6.0 Double glazed windows and doors 83 square meters of internal space\*\* 97 square meters of enclosed courtyard space\*\* 2 segregated bedrooms Ensuite to Master Bedroom Built in wardrobes to both bedrooms 2x Split System Air conditioning units Full sized kitchen complete with island bench Dishwasher Granite bench tops Large open plan living dining area Immaculate master bathroom European style laundry Dryer Custom floor to ceiling sheer curtains and block out roller blinds Alucom Security Screens on both Master and living room entrances from the courtyard. Spacious and secure from street, wrap around courtyard complete with privacy hedging Off street access 2 secure side by side parking spaces in basement Lift access Storage Cage in basement Additional garden/storage shed in private courtyard Currently leased to long term tenants on a month-to-month basis Vacant possession available by settlement for owner occupier purchase. To request a copy of the marketing contract, arrange an appointment or simply have a chat please email [alyson@azzopardiproperty.com.au](mailto:alyson@azzopardiproperty.com.au) or phone 0433 398 247.