

**29/200 John Gorton Drive, Coombs, ACT 2611**



**Unit For Sale**

Friday, 19 April 2024

29/200 John Gorton Drive, Coombs, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Grenfell  
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**\$440,000+**

Positioned in the thriving neighborhood of Coombs, this home Offers a perfect fusion of convenience, comfort, and sophistication. It would be an understatement to say this home enjoys substantial view. Residents can enjoy panoramic views including views of Black Mountain. This is for interested buyers who appreciate functionality, creating the perfect residence for modern living. Through the front door you will step into a world of a well designed floorplan. Entertain in style in the open-plan kitchen and dining areas. Having your private balcony entertaining is easy as you and your guests can enjoy the panoramic views of the surrounding landscape. The kitchen is equipped with high-quality appliances, stone benchtops, ample storage, and the possibility to install an island bench. Retreat to the comfort of the well-appointed bedroom, offering built-in robes. The two way bathroom features enuite convenience and privacy for guests to enter. It also enjoys contemporary fixtures and finishes, providing both style and functionality for your everyday needs. Have peace of mind with secure underground parking with a dedicated car space, providing ease of access and elevator access to the property. Situated in the heart of Coombs, residents will enjoy easy access to an array of amenities, including local shops, cafes, schools, parks, and recreational facilities, with the bustling city center of Canberra just a short drive away. Key Features: • North West facing 1-bedroom apartment • Private Balcony • Spacious master bedroom • Kitchen includes modern fixtures and ample storage • Reverse-cycle heating & cooling • Open concept living/dining area - perfect for entertaining • Restricted access car space & storage cage • Two-way bathroom • Euro Style Laundry • Prime location minutes from Prime location minutes from schools, parks, shopping, and highways • Quiet neighborhood in the desirable Coombs location Property Address: 29/200 John Gorton Drive, Coombs. Canberra. Home size: 56m<sup>2</sup> Total living space and 12m<sup>2</sup> Balcony. Strata Fees: \$750 per quarter (approx.) Land Tax (if rented): \$537 per quarter (approx.) Rates: \$405 per quarter (approx.) EER: 6.0 stars \*Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.\*