

**3/22 Cornelius Street, Coombs, ACT 2611**



**Apartment For Sale**

Monday, 22 April 2024

3/22 Cornelius Street, Coombs, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



Simran Kaur  
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**\$380,000+**

Welcome to your serene sanctuary in the heart of Coombs where modernity meets comfort in this meticulously crafted 1-bedroom, 1-bathroom apartment. Situated within the prestigious Woodberry complex, this unit offers unparalleled convenience and comfort. Residents of Woodberry enjoy the sense of community and peaceful surroundings that the complex provides. Situated on the ground floor, this unit offers easy access. The heart of the home greets you with an inviting open-plan layout seamlessly integrating the kitchen, dining, and living areas. The contemporary kitchen boasts sleek cabinetry and ample counter space, making meal preparation a joy. Entertain guests in style as the dining area flows effortlessly into the spacious living room. Sliding glass doors invite you to step onto the private balcony, an oasis of tranquillity where you can savour your morning coffee or bask in the afternoon sun. Outside your doorstep, you'll find an array of amenities within reach. Take a leisurely stroll to Coombs Village Centre, where you can indulge in local dining options, boutique shops, and essential services, ensuring all your daily needs are met with ease. Nature enthusiasts will appreciate the proximity to Molonglo River Reserve, perfect for outdoor adventures and scenic walks. With easy access to public transportation and major roadways, commuting to Canberra's city centre is a breeze. With its prime location, well-appointed features, and unparalleled convenience, this apartment presents a rare opportunity to embrace a lifestyle of comfort and modernity. Don't miss your chance to experience the best of Coombs living.

**Features:** North Facing  
Located on the ground floor  
Open plan living, dining and kitchen  
1 bedroom & 1 bathroom  
North-West facing balcony  
Full height double glazed windows  
Carpet in the living area and bedroom & tiles in kitchen area and bathroom  
Franke oven and induction cooktop  
LED downlights throughout  
Reverse-cycle wall mounted split system to living and bedroom  
European laundry  
Access to the balcony from living area  
Audio intercom system  
This is a pet-friendly development (subject to body corporate notification)  
NBN connected  
Located near Canberra's best outdoor attractions  
Positioned near various schools, playgrounds, ovals, and ponds  
Conveniently close to local cafes, shops, gyms, and public transport

**Essentials:** EER: 650m<sup>2</sup> of Internal Living  
6m<sup>2</sup> Balcony  
56m<sup>2</sup> Total Area  
Complex: Woodberry  
Coda Property Group  
Rates: \$1,685.64 per annum (approx.)  
Land tax (investors): \$2,016.86 per annum (approx.)  
Strata: \$1775.7 per annum (approx)  
Rental Estimate: \$470-\$490 per week  
Built in 2023