

**38/120 John Gorton Drive, Coombs, ACT 2611**

**Apartment For Sale**

Saturday, 24 February 2024

38/120 John Gorton Drive, Coombs, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 81 m2**

**Type: Apartment**



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$539,000**

An outstanding opportunity is now available to secure this sundrenched apartment that boasts 180 degree views with a Northerly aspect taking in Black Mountain's Telstra Tower. The spacious open plan living and dining is sure to impress. The large living area connects seamlessly to the well-appointed kitchen which offers stainless steel appliances including a dishwasher and ample cupboard and bench space. As for accommodation, both bedrooms offer built-in wardrobes and are generous in size. The main bedroom has the added benefit of an ensuite bathroom. Entertain on the spacious balcony which offers you beautiful views and the best possibility to unwind at night with a glass (or two) of wine. Spend summers outside by the complex's BBQ area for catch ups with friends. There are ever-increasing amenities close by, such as Club Lime Gym, Woolworths across the road, swimming pools at Mount Stromlo and the Aquatic Centre. Convenience is at your doorstep with numerous local shops, namely Cooleman Court, Denman Village Shop (home to high-end specialty cafe Morning Dew and IGA) and its own Coombs shopping centre with a convenience store; as well as parks, playgrounds, and walking tracks. Bus stops are right in front of the complex with direct routes to City and Woden interchanges. Just across the road are medical centre, pharmacy, childcare, primary school and gym. Providing everything you need, welcome to the easy lifestyle within the popular & fast growing Molonglo Valley. Features:- Spectacular views to Telstra Tower and Mount Stromlo- 2 spacious bedrooms, main with an ensuite- Built-in wardrobes- Open plan living & dining that opens onto the balcony- Modern kitchen with stone bench top, oven, cooktop & dishwasher- Quality appliances- Reverse-cycle split system air conditioning to living and main bedroom- Intercom & lift- Tile to ceiling bathroom- Two secured basement side-by-side car parks near to lift, with lockable storage enclosure near by- Complex courtyard with BBQ facilities- Visitor parking available and also plenty of off-street parking Rates: \$1,939 pa (approx.) Land tax: \$2,388 pa (approx.) Living: 81 sqm Balcony: 12 sqm Body corp: \$2,929 pa