

5/22 Cornelius Street, Coombs, ACT 2611



Apartment For Sale

Thursday, 16 November 2023

5/22 Cornelius Street, Coombs, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tom Grenfell
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\$445,000+

Auction Location: LJ Hooker Canberra City Enjoy a lifestyle on the doorstep to the best of Canberra's nature playgrounds with a variety of parks, trails & green spaces. Tastefully designed and neatly positioned in the recently completed 'Woodberry' complex it presents fresh interiors. The residence features a versatile layout with one bedroom plus a study that effortlessly doubles as a second bedroom, providing flexibility to suit your lifestyle needs. Consisting of a well-appointed kitchen featuring quality stainless-steel appliances and plenty of storage, as well as the European laundry, split system air conditioning and secure parking will provide endless convenience and all year-round comfort. As you move on, the dining area opens before you, with the living area flowing out from there. Double sliding doors open out to the balcony with scenic views. The beautiful low-rise community of apartments and townhouses is located in the newly established suburb of Coombs. Woodberry's central location offers easy access to all parts of Canberra; The City, Woden, Belconnen, and Gungahlin are only a short drive away. This apartment is perfect for first-home buyers entering the property market or investors looking for a great addition to their portfolio.

Key Features:

- Oversized study that can accommodate a bed-
- Second floor, single level-
- Modern kitchen with dishwasher-
- Franke appliances, ample bench space-
- Induction cooktop-
- European laundry space off kitchen-
- Reverse cycle heating and cooling-
- Full width built-in wardrobe-
- Intercom secure access-
- Wall hung bathroom vanity-
- Plentiful off-street parking-
- Low maintenance and small body corporate

Home size: 68m² Total living space and 11m² Balcony. (79m² total) Strata Fees: \$434 per quarter (approx.) Land Tax (if rented): \$479.02 per quarter (approx.) Rates: \$410 per quarter (approx.) Current weekly rent: \$480 per week (approx.) EER: 6.0 stars