

**508/2 Terry Connolly Street, Coombs, ACT 2611**

**MARQ**

**Apartment For Sale**

Tuesday, 2 April 2024

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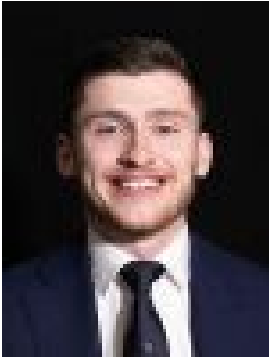
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 112 m2**

**Type: Apartment**



Sam Taylor

0261238000

**\$720,000+**

Boasting outstanding finishes, interesting curves, a wonderful view & generous living spaces is this fantastic Molonglo Valley lifestyle apartment. The generous open plan living and dining area receives plenty of natural light through large, double-glazed windows; situated on the South-East corner with striking floor to ceiling windows in the master suite. Molonglo Falls is arguably the suburbs most esteemed building, positioned around a central, towering water feature providing a beautiful ambiance and feel on entry, along with many more exclusive amenities for the residents. Be the ultimate host with three private resident lounges available for booking to entertain groups of up to 20 around a kitchen & bar. Enjoy a lifestyle on the doorstep to the best of Canberra's nature playgrounds with a variety of parks, trails & green spaces. Positioned near to the Wright shopping centre but also within minutes of the amenities on offer from the Woden Valley & Weston Creek town centres. Open air corridors for great cross ventilation in the apartment and a formal gallery entrance. Kitchen complete with ample storage, bench space and modern appliances, featuring an oven with functions such as air fry, easy bake + steam & steam assist clean. Open plan kitchen and living area which embrace the wonderful views over the rolling hills. Premium master bedroom with striking floor-to-ceiling windows in both the bedroom and ensuite. Bedrooms 2, and 3 with built-in robes and natural light. Stylish main bathroom with walk-in, frameless shower and wall hung vanity. Curved wrap around balcony with a glimpse of Black-mountain Tower and the Arboretum. European style laundry with the kitchen, one reverse cycle air conditioner for heating and cooling. Designed by the award-winning Cox Architecture and built by reputable Chase builders. Situated on level 5 one off the top, and on the same level as the building Club House perfect for entertaining guests. Secure basement parking with three car-spaces, all side-by-side and separate storage cage. Dual lift access to the building, security fob access, video intercom, and pet friendly. Body corporate fees: \$1,080pw. Rental estimate: \$750pw approx. Living Size 97sqm. Exclusive amenities available to residents at Molonglo Falls: - Central atrium with established plantings, and stunning water feature which provides the peaceful smell and sound of water crashing - Outdoor Cinema, Rooftop Terrace with tables, lounges and BBQ's - Rooftop Zen Garden - Clubhouse located on level 5 with fully equipped kitchen, dining, bar fridge, TV, and surround sound system available to book - Children's playground on the ground level - Building manager concierge - Parcel lockers for online deliveries. Location: Adjacent to three parks and playgrounds. 900m - Molonglo River Reserve. 750m - Woolworths Wright. 2.0km - Future Anglican Private School. 2.6km - Stromlo Leisure Centre. 2.4km - Stromlo Forrest Park. 7 minute drive - Weston Creek Shopping Centre. 10 minute drive - Westfield Woden. 12 minute drive - Canberra Hospital. 13 minute drive - Belconnen Fresh Food Markets. 14 minute drive - City Walk. Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.