

**510/2 Terry Connolly Street, Coombs, ACT 2611**

LUTON

**Unit For Sale**

Thursday, 21 March 2024

510/2 Terry Connolly Street, Coombs, ACT 2611

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Oostermeyer



Tracey Oostermeyer  
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**\$409,000**

This exceptional unit is perfect for young couples, professionals, or investors. Boasting a light and bright floor plan, this residence is a haven of convenience. Step into the inviting living spaces, adorned with timber grain textured tiles which create an ambiance that radiates warmth and style. The open layout not only embraces a seamless flow but also provides an optimal space for relaxation and entertaining. This is where cherished memories are made. The bedroom has been designed with comfort in mind. Soft carpets underfoot provide a cozy haven that immediately puts you at ease. Whether it's morning or night, this bedroom promises the tranquility you deserve. One of the standout features of this property is the modern kitchen, complete with Caesarstone counters, glass cooktop and dishwasher. This sleek and efficient space is a delight for those who love to cook and entertain. The enclosed patio provides space to relax, where double glazed sliding windows means you can open up to the world and enjoy sweeping views to the South West, taking in Mt Stromlo. This home not only offers modern living but also grants you access to a welcoming community. A host of amenities includes two event spaces, a tranquil Zen Garden, a kids' play space and private resident lounges for larger gatherings. Conveniently located near shops, schools, and amenities, Molonglo Falls provides easy access to Woden Valley and Weston Creek. Do not miss the opportunity to live in luxury. Contact us now to arrange a viewing and experience firsthand the harmony of contemporary living in Coombs. Your dream home awaits!

Features:- Timber textured tile floor in living space- Modern kitchen- Caesarstone benchtops- Glass cooktop, dishwasher, and electric oven- Enclosed balcony with double glazed sliding windows- Full height tiles to the bathroom- LED down lights- Reverse cycle air conditioning- Secure car space and store- Secure foyer entry- Roof top cinema, gardens and BBQ's- Private entertaining lounges- Bike maintenance workshop- NBN Connected- Close to Weston and Woden

Completion: Dec 2022  
EER: 6 Stars  
Rates \$1,593.48 per annum approx. Land tax (if rented) \$1,894.80 per annum approx. Body corporate \$2,428.38 per annum approx. Rental: \$435 per week