

# 515/2 Terry Connolly Street, Coombs, ACT 2611



## Apartment For Sale

Friday, 15 March 2024

515/2 Terry Connolly Street, Coombs, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ben Wilson

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## Offers Over \$499,900

This 5th-floor, 2-bedroom apartment in the desirable Molonglo Falls development has everything you need for your first home in the thriving and evolving Molonglo Valley. With bike tracks, mountain trails, Olympic swimming pools, and more all at your doorstep, you need to come and experience how your living accommodation, as well as your lifestyle, will be instantly upgraded. Functionality and liveability were the design brief at Molonglo Falls, with this home having clear living and dining spaces as well as a segregated, light-filled third space, perfect for working from home or even set up as a sunny reading room. The two bedrooms are separated from each other, offering privacy and seclusion, with the Master bedroom benefiting from a walk-through robe to the luxurious ensuite. Both bathrooms feature designer basins, full-height tiling, and dedicated storage areas, all in a chic colour palette. This scheme extends to the kitchen, complete with European appliances, stone bench, and terrazzo splashback. The overall feel of this home is contemporary cool, with the final touch to complete the home being just you and your personal style. Life in Molonglo Falls is about connecting to the outdoors, chilling, and of course, socializing with friends. Moving to each of the multiple gardens, rooftop lounges, and BBQ spaces, you will appreciate their discreet positioning in the development for all of your gatherings, small or large. At home here, you really have it all. Though venturing into the suburb and wider Molonglo region, you will find award-winning parks, expansive reserves, and the best-in-state leisure facilities all within a short walk or drive away. Proximity to existing and planned new schools, as well as future shopping, amenity, and infrastructure projects, ensures that as you settle into your new lifestyle in the Molonglo Valley, you are part of Canberra's most dynamic and exciting locales.

**The Perks:**

- 5th floor 2 bedroom, 2 bathroom apartment with additional study.
- Single car space in the secure parking with storage shed.
- Video Intercom access to your apartment.
- Luxurious finishes throughout the home inclusive of terrazzo feature tiling, stone benchtops throughout kitchens & bathrooms and designer ceramic and tapwear.
- High ceilings throughout the living accommodation.
- Double roller blinds throughout the home.

**The Amenity:**

- Rooftop outdoor lounge with cinema & socialising spaces.
- Teppanyaki BBQs for alfresco dining.
- Private club lounge, perfect for entertaining with expansive views to the Valley across to the Arboretum.
- Secluded reading garden with the backdrop of Mount Stromlo.
- Secure playground with jungle gym for young children with soft landing.

**The Location:**

- Coombs Children's Adventure Playground - 300m
- Molonglo River Reserve, walking, cycle and horse tracks - 800m
- Woolworths and future ALDI supermarket - 1.3km
- Future Anglican Private School - 1.7km
- Stromlo Aquatics Centre - 2.4km
- Stromlo Forrest Park, cycle & recreation centre 2.5km
- Weston Creek Shopping Centre - 4.0km
- Westfield Woden 15 mins by car
- Belconnen Fresh Food Markets 16 mins by car
- City 19 mins by car
- New road & pedestrian bridge enhancing the connection to the North of the city due to complete in 2025

**The Numbers:**

- Strata & Sinking Fund \$895 per ¼
- Rates \$380 per ¼
- Rental Estimate \$530 - \$550 per week

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.