

11/120 John Gorton Drive, Coombs, ACT 2611



Apartment For Sale

Sunday, 23 June 2024

11/120 John Gorton Drive, Coombs, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Apartment



Jeremy Grobden

0261741282

\$530,000

Upon email inquiry you'll receive the contract of sale. An excellent opportunity awaits you at this modern apartment that offers lovely views and a Northerly aspect. You'll be able to enjoy the the spacious open plan living and dining, the large living area. Hardwearing and attractive timber flooring ensures easy care and a warmth to the space. An open and well-appointed kitchen with island bench, AEG electric cooktop and oven. A dishwasher and ample cupboard and bench space will ensure the home cook is looked after. The segregated and well proportioned bedrooms also offer built-in wardrobes so storage is plentiful. The main bedroom has an ensuite bathroom. Entertain on your spacious balcony which offers you beautiful views and on a warm night, somewhere to relax and unwind. There are communal BBQ facilities should you like to entertain guests. Cars will be protected in the secure double car parking with storage. An impressive list of 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. Please call Jeremy to arrange your inspection on 0412 552 751

The Perks:

- 2 spacious bedrooms, main with an ensuite
- Built-in wardrobes
- NBN ready
- Floor to ceiling luxury sheer curtains with block out roller blinds
- Timber look flooring throughout kitchen and living areas
- Open plan living & dining that opens onto the balcony
- Modern kitchen with stone bench top, oven, cooktop & dishwasher
- Quality AEG appliances
- Reverse-cycle split system air conditioning to living and main bedroom
- Intercom & lift
- Tile to ceiling bathroom
- 2 secured basement accessible tandem car parks, with lockable storage enclosure near by
- Complex courtyard with BBQ facilities
- Visitor parking available and also plenty of off-street parking

The Numbers:

- Rates: \$1,939 pa (approx.)
- Land tax: \$2,388 pa (approx.)
- Living: 83m²
- Balcony: 12m²
- Body corp: \$2,929 p.a.

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