

74/20 Fairhall St, Coombs, ACT, 2611

Apartment For Sale

Thursday, 31 October 2024



74/20 Fairhall St, Coombs, ACT, 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Alvin Nappilly



Zeta Zervos

Your next investment or future home!

Located on the first floor affording a sunny northerly aspect, this well-presented two-bedroom apartment presents the perfect opportunity for first home buyers and investors alike.

Bathed in natural light, the open-plan living area connects seamlessly with the tiled balcony that is the perfect spot to enjoy a morning coffee. The kitchen is modern and functional with a gas stove, LG dishwasher, stone benchtops and good storage space.

Offering ample space, the bedroom has a large built-in wardrobe with mirror doors and easy access to the sizeable bathroom. Other appealing features of this apartment include a reverse cycle split system, large lockable storage room, modern flooring, roller blinds and a single carport.

The Horizon Apartment complex is conveniently located within walking distance to Charles Weston School, Holdens Creek, the new Coombs Play Space and in close proximity to the Stromlo Leisure Centre.

It is also surrounded by scenic walking tracks and mountain bike trails.

FEATURES:

- Northerly aspect
- Open plan kitchen and living space
- Split system heating and cooling
- Fisher & Paykel oven
- Gas stove top
- LG Dishwasher
- Dedicated Storage cupboard at entry to unit.
- Built in robe in the main bedroom
- Carpeted bedrooms
- Modern bathroom
- Private balcony
- Security intercom system
- 450m walk to local gym
- 5 minutes drive to Cooleman Court
- 12 minute drive to Canberra CBD
- Easy access to local walking trails and nature reserves

Living size: 65.1 sqm approx.

Carport: 14 sqm approx.

Build: 2016

Rental appraisal of \$520 per week approx.

EER: 6.0

Rates: \$457.95 p.q (approx.)

Land tax: \$ 580.67 p.q (approx.)

Strata Fees: \$512.90 p.q (approx)

All figures are approximate

For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118.

Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should

rely on their own independent enquiries.