

**Level 2, 11/120 John Gorton Drive, Coombs, ACT,  
2611**

**Apartment For Sale**

Thursday, 19 September 2024



THE  
PROPERTY  
COLLECTIVE

Level 2, 11/120 John Gorton Drive, Coombs, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Sublime 2 bedroom Living in the Heart of Coombs

Upon inquiry, you will receive the contract for sale, market report and rental estimate.

If you are seeking convenient, comfortable and great value living, look no further than right here at 11/120 John Gorton Dr in Coombs

This modern apartment that offers lovely views and a Northerly aspect. You'll be able to enjoy the the spacious open plan dining and large living area. Hardwearing and attractive timber flooring ensures easy care and adds 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 easy access 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.

Why wait for the next open? Book an 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: 83m<sup>2</sup>

Balcony: 12m<sup>2</sup>

Body corp: \$2,929 p.a.

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