

# G02/2 Terry Connolly Street, Coombs, ACT 2611

## Unit For Sale

Saturday, 24 February 2024



G02/2 Terry Connolly Street, Coombs, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 101 m2**

**Type: Unit**



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## Offers Over \$654,900

Inside this ground floor apartment you will appreciate how unique your new home is with a well considered floorplan that is spacious, light-filled and complete with features common in developments found in the Inner Suburbs of Canberra. The entertainers kitchen comes with a deep, full height pantry, stone bench tops and a striking designer splashback, the views across your living room through full height sliding doors to your outside area mean wherever your family or guests are they can command your full attention. This terrace is complete with built in planter beds, an artificial turfed area and a covered section allowing you alfresco dining in all seasons. The contemporary aesthetic continues throughout the home with mirrored robes and luxurious carpets in the bedrooms and unique round basins, textured wall tiles and mirrored vanities in the bathroom all adding to the opulent look and feel. The master bathroom is even complete with bath tub! Life in Molonglo Falls is a balanced mix of community and relaxation. Moving to each of the multiple gardens, roof top lounges and bbq spaces you will appreciate their discreet positioning in the development allowing for intimate moments with family and friends bathed in either the sunrises or sunsets that are truly spectacular in this location. Families or those with grand children will utilise the residents only playground and upper level clubhouse catering for those larger get togethers in a luxurious space with no need to infringe in your own space. At home here you do really have it all though venturing into the suburb and wider Molonglo region you will find award winning parks, expansive reserves and 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:**

- Ground floor 2 bedroom, 2 bathroom apartment with generous courtyard.
- 2 car spaces 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 with recesses for your window coverings.

**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

**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.