

**117/2 Terry Connolly Street, Coombs, ACT, 2611**



**Apartment For Sale**

Saturday, 30 November 2024

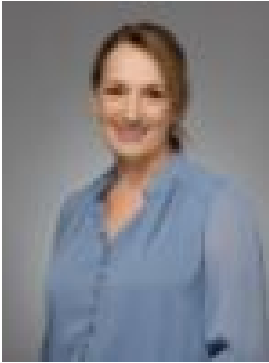
117/2 Terry Connolly Street, Coombs, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Naomi Sachs  
0261473396



Matt Sebbens  
0261473396

## A Contemporary Home for Modern Lifestyles

Welcome to a vibrant lifestyle in one of Coombs' most coveted residences! This stunning property offers not just a residence but a gateway to comfort, relaxation, and community.

Step into a thoughtfully designed living space where modernity meets tranquillity. Whether you envision it as a relaxation room, a productive home office, or a lush winter garden, this versatile space is ideal for enhancing your daily life.

Comfort is paramount, and this home features a split system heating and cooling setup, ensuring year-round climate control. Enjoy the benefits of double-glazed windows that offer peace and insulation, creating a serene indoor environment.

Elevate your lifestyle with exclusive access to the building's beautiful rooftop communal areas. Indulge in the spa, unwind in front of the outdoor TV, or entertain friends and family amidst a backdrop of breath taking views.

With two dedicated car spaces and a convenient storage cage in the basement car park, you'll have all the room you need for your belongings and vehicles, adding extra ease to your busy life.

Located in proximity from the prominent Sikh Temple, this property is perfect for those looking for a nurturing environment that values culture and community.

Everything in this property is in impeccable working condition, ready for you to move in and make it your own.

### Features

- Main bedroom with walk through robe and ensuite
- Second bedroom with built in robe
- Bathroom with floor to ceiling tiles and storage
- Winter garden or home office
- Modern kitchen with stone benchtops and electric cooking
- European laundry
- Video intercom
- Pet friendly complex
- Double glazed window and sliding door
- Two designated car spaces basement and storage cage

### Complex

- Roof top garden and BBQ areas
- Shared garden with pizza oven
- There are two 10 person spas
- Outdoor cinema
- Private lounges that can be reserved for entertaining
- Secure playground with space for kids to run

### Location

- 200metres walk to Coombs playground
- 500metres walk to Charles Weston School
- 700metres walk to Club Lime Gym
- 750metres walk to Wright Woolworths

2.5kms to Stromlo Aquatic Centre

Strata: \$1,096.77 per qtr

Rates: \$441.00 per qtr

Land tax: \$517.10 per qtr (if tenanted)

Year built: 2023

EER: 6.0