

38/530 Cotter Road COOMBS ACT 2611

2 2 1

$569.00 P/W

Date available: 21 February 2025
Book Inspection

Top floor unit!

Lifestyle:
This apartment is perfectly situated in the heart of Canberra. The well-thought-out floor plan offers a stylish and modern space suited for all. The property offers everyday convenience with close access to Tuggeranong Parkway, Weston Creek, the Molonglo River, walking paths, playgrounds, National Arboretum, Mount Stromlo and local shopping centres.

Accommodation:
The property has two spacious bedrooms both fitted with large built-in wardrobes with mirrored sliding doors, lots of natural light and an ensuite in the master bedroom with modern finishes.

In the kitchen there are modern appliances including electric wall oven and dishwasher. This area is the heart of the home, offering plenty of bench space and storage areas.

The living and meals area is a perfect space for you to enjoy a home-cooked meal or watch a movie and relax.

The laundry includes a dryer for your convenience.

To top this off, this top floor unit comes with your very own personal balcony.

Property Features:
- Established in 2019
- Private balcony
- Spacious bedrooms
- Large built-in wardrobes with mirrored doors
- Ensuite with modern finishes
- Electric cooktop and oven
- Dishwasher
- Dryer
- Plenty of storage space within the unit
- 1 car space in underground carpark
- Lockable storage cage - BYO lock

Coombs Features:
- Wetlands, ponds and Molonglo River
- Easy access to Tuggeranong Parkway
- Neighbouring suburb to Weston Creek
- Close to Charles Weston Primary School Evelyn Scott School
- Sunset views of the National Arboretum Mount Stromlo
- Playgrounds
    - Cycle Paths
    - Stromlo Forest Park Cycling Centre

Close to:
Mount Stromlo Observatory 3.8km
Charles Weston Primary School 3km
Weston Creek 5.4km
Molonglo Valley 11km
National Arboretum 10.9km
Canberra City 14km

Facts:
Availability: 21st February 2025
Lease Period: 6-12 months available
Parking: 1 car space in underground parking
Cooking: Electric cooktop and stove
Heating or Cooling: 5KW Reverse cycle system

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard.

Embedded networks: N A

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:
https: www.act.gov.au __data assets pdf_file 0006 2608620 The-Renting-Book-January-2025.pdf

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any

errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

WISH TO INSPECT?
1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

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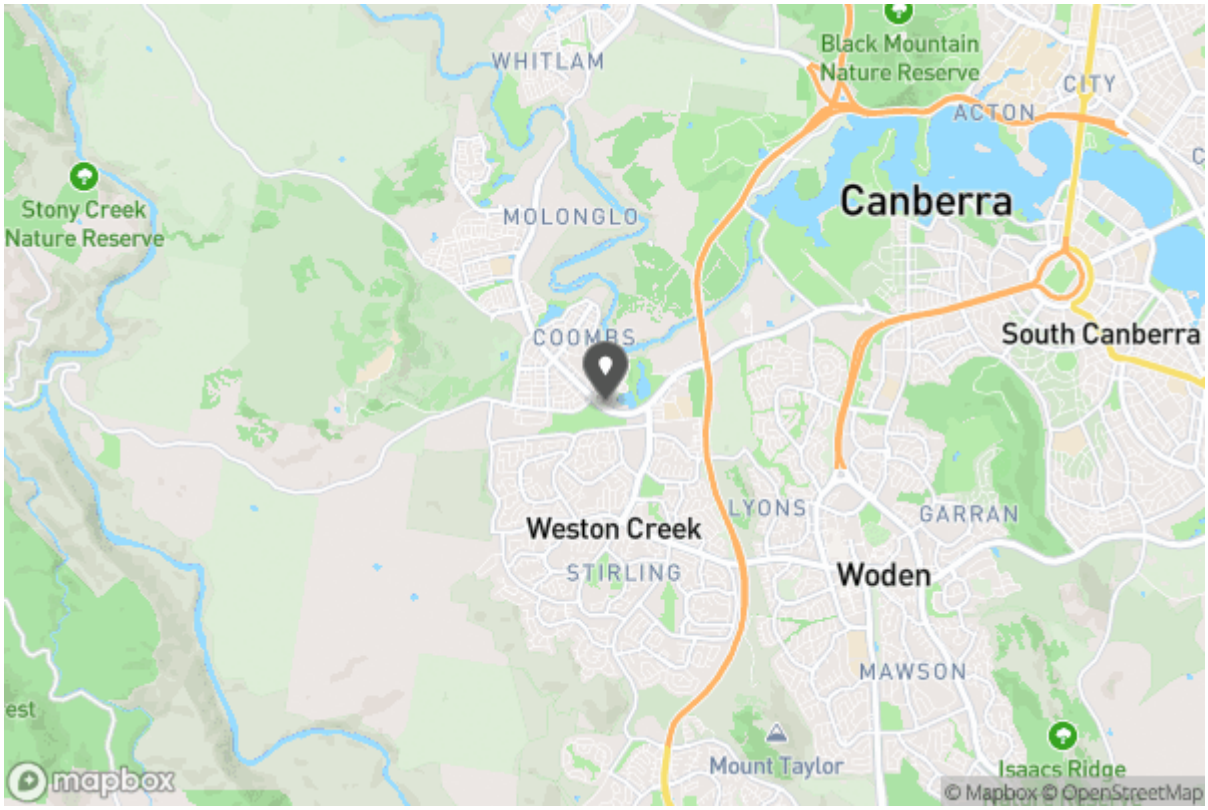








Location Map





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Why Book with LJ Hooker Dickson

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

Apply Online

https://2apply.com.au/Property?agentID=LJH-250&uniqueID=1HKMBHF92

More Information

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