




U1.10 Molo 2 Terry Connolly St, Coombs, ACT 2611

\$729,000+

Apartment 3  2  2 



Brand new single level apartment without compromise!

*Please note, images are from the various apartment types at Molonglo Falls.

Presenting outstanding finishes, an open outlook & generous living spaces is this fantastic Molonglo Valley townhouse alternative. Enjoy a lifestyle on the doorstep to the best of Canberra's nature playgrounds with a variety of parks, trails & green spaces. This apartment is positioned near to the future Wright shopping centre but also within minutes of the amenities on offer from the Woden Valley & Weston Creek town centres.

Brand new & offered with vacant possession this light filled home has 100m2 of living split over a single level providing plenty of space for shared living. Rare in most brand-new apartments, this property is built with a wide frontage with a north-westerly aspect allowing for light filled living without a narrow footprint.

The generous open plan living & dining area receives plenty of natural light through large double-glazed windows & comfortably accommodates a family sized lounge & dining setting. It opens through glazed sliding doors to a winter garden space & a versatile indoor/outdoor area which can be used all year around! This offers a private outlook over the green space below & is a great option for entertaining or an extension of the living space for a kids play area.

The stylishly appointed 2-sided kitchen is complemented with plenty of storage & bench space, including 20mm stone benchtops & a lots of overhead & under bench cabinetry. The kitchen has been appointed with Westinghouse appliances including an oven with air fry, easy bake + steam & steam assist clean function ticking all the boxes for family cooking. Complete with a benchtop overlooking the living space with breakfast bar, 1.5 bowl sink, soft close drawers & designer tile splashback, this kitchen will impress all your friends when they come for dinner parties & is delight for everyday cooking.

Adjacent to this area is the main bedroom, which opens out to a covered balcony, allowing for natural light & ventilation. It comfortably fits a queen-sized bed & side tables & has a large built in wardrobe with mirrored sliding doors. It has access through to the ensuite with shower, toilet & sink which is finished impeccably with a perfect assortment of tiling & a wall mounted vanity with 20mm stone tops plus a round above cabinet basin & finally a mirrored shaving cabinet.

Bedrooms 2 & 3 are larger than usual & can fit queen sized beds. Both rooms have built in robes with mirrored sliding doors & share the second bathroom with shower, vanity & toilet. The home is complete with a laundry room - very rare to find in apartments, which has lots of storage plus an Artusi dryer & tub.

This energy efficient property has been completed with fantastic insulation & double glazing & has subsequently received an excellent energy rating of 6 stars. When required, you can use the reverse cycle air conditioning to keep you comfortable in the extremes of winter or summer, with a unit located in the living area.

Listed By

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