

1 Hamer Street, Gungahlin, ACT 2912



House For Sale

Thursday, 11 January 2024

1 Hamer Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Symon Badenoch
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Lucia Marzano
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\$560,000+

Located on the doorstep of the Manning Clark light rail station, this sleek and well-designed 1 bedroom plus large study townhouse will be sure to impress you with its modern conveniences. This property is a fantastic alternative for those searching for a one-bedroom property in the heart of Gungahlin, as it boasts a single lock-up garage with the flexibility of additional parking, plus an additional living area with flexible options. The home has a spacious living area with an abundance of natural light, providing a bright and airy feel, complete with a well-equipped kitchen. The main bedroom is spacious in size and has two-way access to the bathroom. The most noteworthy and enviable feature comparing 1 Hamer Street to a conventional one-bedroom property is the additional area, which can serve as a second bedroom, a study to work from home or a separate dining area. There are no neighbours on either side of the apartment, and the public nature open land across Hamer St is not built on, making the apartment feel private and secure. Outside, you will find a balcony ideal for entertaining or simply relaxing in the sunshine and a paved courtyard that can serve as additional parking. The property also offers a secure garage with internal access, a very rare commodity to its counterpart in the market. Some of the features include: Large bedroom with equally large built-in robes Brand new reverse cycle air conditioner to the living area Stylish, functional kitchen with stainless steel appliances and brand new dishwasher and rangehood Brand new shower screen and shower recess floor All lighting recently upgraded to LED energy efficient including the lock-up garage Brand new illuminated door bell Security screen to front door Security screens to garage windows Sensor lights to courtyard and in hallway Courtyard lockable gate Combination washing machine/dryer Instant electric hot water NBN enabled Sunny balcony Paved courtyard - ideal for parking a 2nd vehicle, boat or trailer Single garage with internal access and remote Only 2 townhouses comprise the Unit/Strata Plan Enjoy the perks and benefits of being situated in a prime location, within walking distance to the Manning Clark light rail stop, the effervescent Gungahlin Town Centre with its huge amount of amenities available including, Coles, Woolworths, Aldi, Chemists, great coffee, popular eateries, Bunnings Warehouse, a public library, medical and allied health facilities to name a few. Yerrabi Pond and nearby shopping centres including Casey Market Town are all a short drive away. Hamer Street is central to many arterial roads connecting Gungahlin to the rest of Canberra. EER: 4.5 General rates: \$2,280pa approx. Land Tax (only if rented): \$2,800pa approx. Strata levies: \$1,940 pa approx. Residence size: 51sqm Balcony: 5sqm Courtyard: 21sqm Garage: 20sqm