

**10/77 Gozzard Street, Gungahlin, ACT 2912**

**McIntyre**  
PROPERTY

**Sold Apartment**

Friday, 11 August 2023

10/77 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Apartment

**\$425,000**

Keep the car in the garage, you won't need it if you live here! By looking at the view from the balcony, you can easily spot the Kmart sign just down the road. This is Gungahlin Marketplace; complete with retail stores, multiple dining options, medical and healthcare facilities, the library, grocery stores and so much more. Not far from here is access to the tram, taking you straight into work or for weekend adventures in the City. The apartment itself is in fantastic condition, offering a light-filled open plan living space, two great sized bedrooms equipped with built-in robes, brand new appliances in the kitchen and a European laundry which includes a dryer. The complex facilities are sure to impress as well with the gorgeous roof top swimming pool and entertaining area which also includes a wood-fire pizza oven; ideal for hosting birthday parties or simply having friends over for dinner. Features Include: • Exceptional location offering a convenient lifestyle • Level 2 location • European style laundry with dryer • Brand new dishwasher, oven and cooktop • Light-filled open plan living • Lift access • Reverse cycle split system unit • 1 car space with a storage cage • Roof top swimming pool with BBQ area, toilets and shower • Library room with AC unit • Bike room • Walking distance to Gungahlin Marketplace • Outdoor sitting area • Plenty of visitors' car space

Outgoings & Property Information: Living size: 62 sqm Rates: \$384 per qtr Body Corporate fees: \$1,048 per qtr (approx.) Land tax (if rented): \$453.22 per qtr EER: 6.0

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