

104/48 Gungahlin Place, Gungahlin, ACT 2912

Raine&Horne.

Apartment For Sale

Thursday, 13 June 2024

104/48 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Aliza Cole

0262518289

\$455,000+

Perched perfectly among the beautiful leafy treetops with a sunny, open outlook, this exceptional apartment boasts a prime location. This one-bedroom plus study/second bedroom unit, is designed for accessibility. Experience the allure of contemporary living in this remarkable residence. Boasting one bedroom plus a study, along with a stylish bathroom, this apartment occupies a prime position on the first floor of the complex. Nestled beside a serene grassy parkland and situated above charming boutique shops including the renowned Le Bon Mélange Café Patisserie, it epitomizes cosmopolitan living. Just a stone's throw away from Gungahlin town center, it's ideally suited for a variety of lifestyles, whether you're a young professional couple, busy student, savvy single, or discerning investor. With convenient street parking at your doorstep and easy access to amenities such as shopping precincts, fitness centers, healthcare services, and dining establishments, this modern abode presents an enticing opportunity. Discover the epitome of contemporary living and the vibrant lifestyle it affords by scheduling a viewing today.

Accessibility-friendly design Views to parkland Balcony over parkland First Floor position - lift access (3 floor building) One Bedroom with two door mirror robe and study apartment Study room with sliding doors off kitchen Modern contemporary kitchen with bulkhead ceiling Living and Dining room Main bathroom with large shower European Laundry Room off the main bathroom (Clothes Dryer) Open-plan, large living rooms Modern two-toned colour combination kitchen with stone bench island, pantry, under-bench electric oven and 4 burner electric cooktop, Fisher and Paykel dishwasher, ceiling cabinetry Carpet and tile flooring Wall mounted Reverse Cycle air conditioning system - heating and cooling Electric hot water cylinder NBN installed Single car space inside complex in basement and storage room provided with space and multiple visitor car parking off street at front door entrance to the apartment from Gungahlin Place Opposite parkland Short stroll to Gungahlin town and shopping precinct, Bus interchange, Yerrabi Ponds, easy distance to Belconnen town centre, Civic shopping centre, and all of the main arterial roads. EER: 6.0 Great rental return at \$500 per week. Secure car space with additional storage Large covered entertaining terrace 74 sqm internal living space, 10 sqm covered terrace

Body Corporate: \$908pq Rates: \$397.00 pq Land Tax: \$1,928 per annum (if rented out) Owner's Corporation Management - ACT Strata Management Weston (52 apartments in total in the complex) Water usage included in Body Corporate, building insurance, garbage removal, lift maintenance.