

**105/100 Gungahlin Place, Gungahlin, ACT 2912**

**Sold Apartment**

Thursday, 12 October 2023

**Canberry.**

*Live Where You Love*

105/100 Gungahlin Place, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Shan Gao

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Curtis Dong

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**\$555,000**

Auction Location: On site Located in the heart of Gungahlin, you will have all you need such as supermarkets, restaurants, banks, shops and light rail start station are at your door step. Unit 105 is a great size, new renovated 2 bedroom with large internal living apartment. Filled with sunlight, your new home awaits in the Gungahlin Marketplace! Upon entry, the apartment's large open plan living and dining areas are generous in size & offer a real sense of space. The straight East facing living area connects seamlessly with the large full length covered balcony, which provides for a multitude of indoor/outdoor living options. The kitchen is well equipped & features plenty of storage space, stone bench tops, new oven, cooktop, rangehood and dishwasher. The breakfast bar is also a perfect addition to this area, catering for those who enjoy casual dining on the go. The apartment offers two generous size bedrooms featuring large mirrored built in robes, along with two functional bathrooms with bathtub, new showers and vanity units. Other features of the apartment include reverse cycle heating & cooling, NBN connected and side by side underground car spaces directly face the lift in the secured basement carpark. Ideal for live-in owners & investors, take advantage of this opportunity & benefit from the continued expansion of the Gungahlin Town Centre & investment in the region, including the completed Light Rail Network which allows an easy commute to the city centre from right outside your front door.

Summary of features:

- New renovated through out
- Ultra-convenient location to access everything just downstairs
- Approx 84m<sup>2</sup> internal living area
- Approx 15m<sup>2</sup> balcony area
- 2 generous bedrooms (both with built in robes)
- 2 bathrooms (ensuite plus main bathroom)
- Large covered balcony with privacy shutters
- New upmarket kitchen with stone benchtops
- Brand new oven, cooktop, rangehood and dishwasher
- Brand new Carpet
- Internally fresh repainted
- Split system reverse cycle air conditioning heating and cooling
- NBN connected (fibre to the premises)
- Lift access from basement to apartment level
- Intercom access
- Basement car parking (2 spaces side by side)
- Public transportation include light rail start station, retail centres & schools all at your doorstep
- Popular cafés and restaurants, supermarkets just downstairs

EER: 6.0

Property details...

Built:	2006	Internal living Size:	84sqm	Balcony:	15sqm	Rates:
\$390.85 p.q (Approx)	Land Tax:	\$471.39 p.q (Approx & Investor Only)	Strata:	\$1,316.70 p.q (Approx)	Sinking Fund:	\$498.50 p.q (Approx)

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