

109/38 Gozzard Street, Gungahlin, ACT 2912

McIntyre
PROPERTY

Apartment For Sale

Tuesday, 28 November 2023

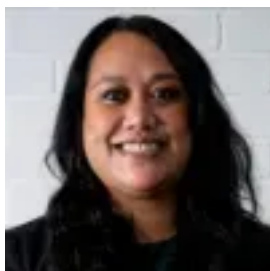
109/38 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Maya Rourke
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By Negotiation

Craft your ideal lifestyle in this enchanting two-bedroom apartment designed for both comfort and convenience. Nestled in the heart of Gungahlin Town Centre, this apartment offers unparalleled access to premier local dining, cafes, clubs, and shopping all just an elevator ride away. Inside, the layout is thoughtfully designed to accommodate your lifestyle, providing ample space for tranquility and relaxation. The expansive open-plan living area is versatile, allowing you to create a welcoming lounge for daily enjoyment and a dedicated dining space for entertaining guests. Extend your living space seamlessly to the generous sized private balcony that spans the property, creating an ideal setting for gatherings or unwinding in the embrace of the idyllic surroundings. Adjacent to the living and dining area, the well-designed kitchen is practical and perfect for preparing homemade meals. Whether you're savoring nearby dining options or indulging in home-cooked delights, this kitchen features high-quality Fisher & Paykel stainless steel appliances, spacious benchtops and ample storage and countertop space for effortless meal preparation. The breakfast bar adds convenience, doubling as a space for quick, on-the-go meals. Both bedrooms are comfortably sized for all year-round relaxation and come complete with mirrored sliding wardrobes. Each bedroom has its unique features with the main bedroom offering private balcony access through sliding doors and a generous sized ensuite. The second bedroom has natural light and easy access to the main bathroom. In this sought-after location, you'll be spoiled for choice, surrounded by a plethora of amenities to keep your social calendar busy. The Light Rail is a short walk away, providing added convenience for travel to the vibrant City, Braddon, and Dickson precincts. Features Include: - 2 bedrooms with Built-ins Robes - Bathroom - Ensuite - European Style Laundry with Dryer - Open Plan Living - Undercover Balcony - 1 Secure Undercover Car Space with Storage Cage - Air Conditioning Unit - Stainless Steel Appliances and Dishwasher - Lift Access - Intercom - Access to Private Balcony

Outgoings & Property Information: Living size: 75 sqm Block size: 1743 sqm Rates: \$493 per annum Body Corporate Fees: \$1,768.35 per annum Land tax (if rented): \$613.32 per annum Expected rent: \$550 per week Year Built: 2007 EER: 6.0

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.