

# 11/77 Gozzard Street, Gungahlin, ACT 2912

hugo.  
canberra

## Sold Apartment

Friday, 20 October 2023

11/77 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 90 m2

Type: Apartment



Hugo Mendez

**\$512,000**

For those who demand nothing but the best in apartment living, this immaculate two-bedroom, two-bathroom apartment is for you. This owner-occupied sanctuary is move-in ready, with views of Telstra Tower to greet you each day. Step into open plan living, dining and kitchen spaces that seamlessly flow onto a sunlit balcony. Here, you can savour your morning tea or coffee in the open air, while admiring the serene treetop and mountain views. The kitchen is one to delight the home chef, boasting ample storage, plus an array of modern appliances that make cooking a joy. Both bedrooms feature built-in robes, with the main bedroom also offering an ensuite and direct access to the balcony. The apartment also features a second bathroom located next to the second bedroom and a separate European laundry with dryer included. But it's not just your home that will impress you, the shared amenities include a sparkling swimming pool and a barbecue area, perfect for entertaining friends and family. 6 star energy rating. Double glazed windows. Open plan living and dining. Kitchen includes plenty of storage space, electric oven, induction cooktop and dishwasher. Modern and clean ensuite and bathroom, both with shower, toilet and vanity storage. Segregated bedrooms with mirrored built in robes. Reverse cycle heating and cooling in the living area. European laundry with dryer included. Linen cupboard in the living area. NBN Connection. Two side by side allocated car spaces. Two storage units included. Audio intercom system. Swimming pool next to an undercover seating area with BBQ. Separate decked area great for entertaining family and friends. Library room on the top floor. A short walk to the light rail stop in the Gungahlin Town Centre, bus stops, local cafes and restaurants. Living size 81sqm, approx. Balcony size 9sqm, approx. Body corporate (Admin and Sinking fund) \$4493.85 per year, approx. Rates \$1579.38 per year, approx. Land tax \$1902.55 per year, approx.