

111/38 Gozzard Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Thursday, 13 June 2024

111/38 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$349,000+

Claim a lifestyle of comfort and convenience in the vibrant yet peaceful region of Northern Canberra with this apartment in the heart of Gungahlin Town Centre. Featuring a semi-contemporary design and a practical floorplan, this impeccably located abode enjoys a bright atmosphere and provides streamlined urban living for your everyday routine. Upon entry, amenities are conveniently at your fingertips with a European laundry and a parallel kitchen, ensuring all your routine touchpoints are easily accessible. The kitchen space overlooks the terrace-facing living area, offering an open-plan feel and facilitating easy interaction for all occasions, whether work or entertainment. Experience the ease of organization with ample storage space throughout, perfect for keeping everything neatly tucked away and ready at the end of the day. Located in the centre of the Gungahlin Town Centre, residents are within proximity to an abundance of shops, restaurants, transport options, and schools. Complemented by the reserves, lakes, and walking paths of the surrounding areas, 111/38 Gozzard Street offers a well-rounded lifestyle and is available for you to move in now.

Features Overview:-
First floor apartment- West facing- Single level floorplan- Located in Gungahlin Town Centre, walking distance to shops, restaurants, cafes, transport options (including the Canberra Light Rail into the City), schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 18 years (built in 2006)- EER (Energy Efficiency Rating): 6.0 Stars
Sizes (Approx.)- Internal Living: 58 sqm- Balcony: 10 sqm- Total residence: 68 sqm- Car space: 14 sqm- Storage: 4 sqm
Prices:- Strata levies/Community title: \$1,687.97 per quarter- Rates: \$478 per quarter, approx.- Land Tax (Investors only): \$587.99 per quarter- Conservative rental estimate (unfurnished): \$440-\$460 per week
Inside:- Shared living-dining area- Parallel kitchen layout- Ample storage space throughout- European laundry- Walk-in wardrobe to bedroom- Split system to living area
Outside:- Terrace with access via double-sliding door- 4 sqm storage space
Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: alexford@stonerealestate.com.au. **Disclaimer:** The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.