

116/77 Gozzard Street, Gungahlin, ACT 2912



Apartment For Sale

Friday, 3 May 2024

116/77 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Bri Williams

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Auction, Wed 22nd May at 6pm

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City Your first home or first investment opportunity awaits in Mezzo in the convenient and popular suburb of Gungahlin. The main bedroom with balcony access allows the light to stream in. The second room is a multi purpose space it could be a bedroom being able to fit a double, home office, gym space its up to you, this room also has in-built robes. A gally kitchen to save you space in your light filled living room to take advantage of the light with a covered Balcony for the specular sunsets setting over the hills. One car park available with visitor car park around the back is super convenient when family or friends visit. The location of the Mezzo is unmatched with minutes' walk to Gungahlin Central shops with eateries galore, Yerrabi pond with legendary parks and walks, Siren bar your local family friendly waterhole and local public transport making it easier to get around. Mezzo was built in 2018 by Core Development and Developed by POD Projects as part of their Gungahlin projects. Other developments they have built around the area include The Ruby (6-8 Gribble Street), the Jade (2 Gribble Street) and the most recent being the Mulberry in Dickson. Key Features • A multiuse 2 room apartment both with built-in robes • Open plan living • Stone bench tops • Natural light in living and bedroom • SMEG appliances • European laundry • Double glazed windows for those cold Canberra nights • Updated secure parking garage, with one car space in a secure basement car park • Large private lockable storage cage • Reverse cycle air-conditioning and heating • Common area library, Rooftop pool (25m), BBQ facilities and pizza oven • Central Gungahlin location, easy walk access to Siren Bar, Tram and Gungahlin Marketplace

The Numbers Built in 2017 Builder: Core Development Developer: POD Projects EER: 6.0 Body Corp: \$3,898.35 approx. per yr. Rates: \$391.11 approx. per qtr Land Tax: \$472.70 approx. per qtr Rental per week: \$510 per week