

2/1 Gungahlin Place, Gungahlin, ACT 2912



Apartment For Sale

Tuesday, 19 March 2024

2/1 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



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Offers Over \$335,000

In the vibrant heart of Gungahlin, where community spirit and tranquillity blend seamlessly, there sits a cosy, ground-floor sanctuary at 2/1 Gungahlin Place. Taking their first step into the realm of property ownership, the homeowner was drawn to the promise of a lifestyle of convenience and comfort. As you step through the door, a bright and airy, open plan living space welcomes you in, radiating with natural light, warmth, and an inviting aura. Alive with the whispers of celebrations and the calm of quiet evenings, this space has been a backdrop to the creation of countless cherished memories - where life's precious moments were shared and savoured with loved ones. The heart of this home is undoubtedly the oversized kitchen, featuring a 3-meter-long island bench and outfitted with modern Omega appliances. It has been the stage for shared meals and joyous gatherings, echoing with laughter and the clinking of glasses, where culinary creations were not just made but shared with love and happiness. Extending off this space, an expansive North-facing undercover courtyard, a favourite of both the homeowner and their beloved pup 'Romeo', has offered a cherished escape. Here, indoor entertainment joyfully spilled out into the open air, creating a space for both relaxation and celebration. Down the hall, a spacious master bedroom provided a personal haven of peace. Adorned with a stylish panelled feature wall and opening onto a private courtyard, this room has been a sanctuary for rest and rejuvenation, where the troubles of the day melted away and new dreams took flight. A dedicated study stands as a testament to personal and professional growth - a nook where career dreams were pursued and creative projects came to life, telling a story of ambition and success. This home has been more than a residence, it's been an integral part of its owner's journey, a canvas for memories, and a comfortable retreat amidst the city's charm. Now, as it stands ready for its next chapter, it awaits new occupants looking to embark on their own adventure or savvy investors seeking a property steeped in soul and story. Fully furnished and brimming with the promise of new beginnings, this home is equipped with all the essentials for a comfortable lifestyle, including a living room couch, dining table, outdoor setting, desk, office chair, queen bed, queen mattress, fridge, washing machine, dryer, and the ultimate finishing touches - two wall-mounted smart TVs. This isn't just a property up for sale, it's an opportunity to be part of an evolving story. Embrace the chance to add your chapter to 2/1 Gungahlin Place, where each corner speaks of a journey that's been and whispers of the promise of what's to come.

More Details:- Fully-furnished, single bedroom, ground floor apartment- Spacious master bedroom ft. large built-in wardrobe, panelled feature wall, wall mounted TV fixture & private courtyard- Open plan living, kitchen & dining- Kitchen ft. 3m long island bench, ample bench space & cabinetry, stainless-steel sink & Omega appliances inc. dishwasher, 4-burner electric cook-top & built-in oven- Split system reverse cycle heating & cooling- Plush carpet throughout- Wooden Venetian blinds & block out curtains throughout- Study / home office ft. desk & office chair- Centrally located bathroom- European style laundry ft. washing machine & dryer- Separate linen cupboard- Spacious undercover courtyard accessible via living space- Single, secure allocated basement carpark- Staircase & elevator access to secured underground carpark- Within walking distance of local amenities inc. public transport, parks, playgrounds & Gungahlin Marketplace- Short commute to local shops, grocers, schools & eateries- Year Built: 2013- EER: 6 stars- Approx. Living Size: 54 sqm- Approx. Courtyard Sizes (combined): 19 sqm- Approx. Council Rates: \$440 per quarter- Approx. Strata Levies: \$724.63 per quarter- Approx. Sinking Admin Fund: \$257.13 per quarter- Approx. Land Tax: \$549.70 per quarter- Approx. Rental Return: \$450 - \$480 per week*Currently tenanted until September 2024*Fully furnished including:- Living room couch- Dining table- Outdoor setting- Desk & office chair- Queen bed & queen mattress- Fridge- Washing machine & dryer- Two wall-mounted smart TVs