

2/90 Gozzard Street, Gungahlin, ACT 2912



Unit For Sale

Wednesday, 27 March 2024

2/90 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Type: Unit



Ajay Kumar
0401536362



Casey Myers
0420703032

Offers Above \$499,000+

Summary of features: -Inner-town centre living
Built-in robes to both bedrooms
Double tandem car parking
Stainless steel kitchen appliances
Reverse-cycle split system air conditioning
Large open plan living area
Massive laundry
Clothes dryer
Bathroom with natural light
Remote access basement parking
Located on ground floor
Conveniently located in town centre
An ideal first home or starter for an investor.
This apartment represents comfortable, well-maintained & genuine value buying. Why pay off someone else's mortgage when you can move into this attractive home with everything you need at your doorstep? Location is everything in real estate. That's why this apartment is so special with its inner town centre location that offers a special lifestyle & will only appreciate as the centre continues to grow & develop. Already the Gungahlin town centre boasts an abundance of businesses & services at your doorstep. How many other locations offer more than half a dozen cafes, fast food & restaurant options within 300 metres? It is this combination of convenience & choice that separates this apartment from other locations. If you need to venture further afield, then Belconnen & City centre are only 10-15 minutes' drive away. To enjoy this conveniently located property, we have on offer this spacious 2 bedroom apartment perfect for a first home or investment. Upon entering this lovely apartment, you are greeted by the open plan lounge & dining area which is overlooked by the modern kitchen. The kitchen boasts stainless steel appliances & plenty of bench space. The bathroom features full height wall tiling & natural light unlike most apartments. The main bedroom & 2nd bedroom are well-proportioned & include built-in robes. This apartment features a laundry like no other; it is so large it would rival a free-standing home's laundry. Offering a unique inner-town lifestyle, anyone who calls this apartment home, will love the amenities literally at their doorstep. Key figures: - Living area: 85m² Balcony area: 6m² Strata levies: \$1,317 p.q. Land tax (investors only): \$575.94 p.q. Rates: \$453 p.q. Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Town Residential does not accept responsibility and disclaim 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.