

**202/100 Gungahlin Place, Gungahlin, ACT 2912**

**Sold Apartment**

Friday, 1 September 2023

202/100 Gungahlin Place, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$538,000**

Create your dream lifestyle living in this charming two-bedroom 'Carnaby' residence positioned in this ultra-convenient location within the heart of the Gungahlin Town Centre. Split over two levels, this dual storey property offers you a lovely separation of space between the living areas and bedrooms along with a desirable northern aspect that provides plenty of natural light throughout. Enjoy the added benefits of a fresh coat of paint in some areas and updated lighting for you too. Internally, the layout has been expertly designed to cater to your lifestyle with a focus on privacy and space. To maximise the homes living areas and bedrooms, the split level design provides plenty of room to spread out and relax in comfort. The spacious open plan living area allows you the flexible options to create a relaxing lounge room for day-to-day living, as well as a separate dining space for hosting guests and family meals. Extend your living out onto the generous balcony that provides the ideal setting for outdoor relaxation and entertaining friends and family, admiring the northern aspect. Connecting nicely with the living and dining area, the kitchen offers a practical layout to cook all those homemade meals to perfection. When you're not out enjoying the various restaurants nearby, the kitchen delivers quality Fisher & Paykel stainless steel appliances, 30mm stone benchtops, and plenty of cupboard and bench space for easy and simple meal preparation. In addition, the breakfast bar also provides extra bench space and ideal for meals on the go. With peace and privacy in mind, both bedrooms are quietly positioned upstairs away from the living areas and deliver a great space to come home to and relax. The main bedroom comes complete with a generous ensuite with a bathtub, mirrored sliding wardrobes and high windows and closed void on the northern front for added natural light and views. The second bedroom is well-sized with a mirrored sliding wardrobe and easy access to the main bathroom, ideal for accommodating any guest or housemate. In addition, the downstairs powder room highlights the level of convenience and practicality for you to enjoy. In this desirable location, you'll be spoilt for choice living amongst a plethora of amenities to keep your social calendar busy. The Hibberson Street Light Rail is only a short walk away and offers you the added benefit to travel into the vibrant City, Braddon and Dickson precincts for further convenience. Summary of features: Ultra-convenient 'Carnaby' residence in the heart of the Gungahlin Town Centre Dual storey residence with high windows North facing aspect with plenty of natural light Updated lighting & painting in some areas Two side-by-side car spaces in the basement car park Vacant & ready to move into now Spacious open plan layout for day-to-day living Separate dining space for hosting guests & family meals Entertainer's balcony with privacy shutters Study nook space for working from home NBN connection Split system air-conditioning Practical kitchen layout with plenty of space for meal preparation Fisher & Paykel stainless appliances & dishwasher 30mm stone kitchen benchtops Ample pantry & cupboard space Breakfast bar for added bench space Well-sized bedrooms privately located upstairs Main bedroom with mirrored sliding wardrobes, ensuite and high windows Second bedroom with mirrored sliding wardrobes & a window for added light Bathrooms with full-height tiling & mirrored shaving cabinets Bathtub in the ensuite Downstairs powder room & bi-fold laundry with a clothes dryer Downstairs & upstairs linen cupboards Intercom access Lift access from basement to apartment level Located close to: In the heart of the Gungahlin Town Centre (plethora of restaurants, shops & cafes close by) Gungahlin Place Light Rail Raiders Gungahlin, Gungahlin Lakes Golf Club & Eastlake Club Gungahlin College Woolworths, Coles & Aldi Key figures: Living area: 95m<sup>2</sup> Balcony: 8m<sup>2</sup> Rates: \$1,727 p.a. (approx.) Land tax (investor's only): \$2,110 p.a. (approx.) EER: 6