

203/48 Gungahlin Place, Gungahlin, ACT 2912



Sold Unit

Monday, 14 August 2023

203/48 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Unit



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\$400,000

Welcome to Centro, an apartment that offers the ideal lock up & leave lifestyle. Ideal for the first home buyer, downsizer or investor. Calming views await you on level 2, this apartment is bright & provide generous indoor and outdoor living space, Welcome home. Practical open plan living is on offer, perfect for relaxing & unwinding, as well as an ideal place for entertaining friends & family when they pop by. The full-sized kitchen features ample bench space, quality electric appliances, & built-in dishwasher for added convenience. There is also ample cupboard & drawer space both above and below bench for all your kitchen needs. The main bedroom is positioned on the southern aspect & is a generous size, it also provides you with a built-in wardrobe. Bathroom and laundry combine is a clever use of space. No cramped lifestyle here, it features a shower, built in mirrored shaving cabinet & wall mounted vanity. The outdoor balcony is covered & provides a comfortable space to enjoy the views, fresh air and more. Appreciate the outlook in person to truly feel how great this location is. The complex itself is close to cafes, the Gungahlin shopping precinct but just far enough away from the hustle and bustle. If you are looking to break into the property market, downsize or even invest then this single level apartment is the perfect opportunity for you to take advantage of. The Perks: • Floor to ceiling window treatment • Large living area & bedroom • Full sized kitchen • Large laundry with dryer • Electric appliances • Built-in dishwasher • Stone benchtops • Reverse-cycle split system heating cooling unit • Abundance of storage The Numbers: • 57m² internal living space • 8m² external balcony space • Rental estimate \$420 - \$440 per week approx. • Energy efficiency rating of 6 out of 6 stars • Strata levies \$890 per quarter approx. • Rates \$377 per quarter approx. • Land tax \$451 per quarter approx. (investors only) • Bus stop approx. 80 metres walk • Also, only a short moment's walk are multiple restaurants & cafes • Approx. 2-minute walk to Light rail stop • Approx. 5-minute walk to Gungahlin Shopping Centre • Approx. 20-minute drive to the city centre Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.