

212/100 Gungahlin Place, Gungahlin, ACT 2912



Sold Apartment

Monday, 14 August 2023

212/100 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$550,000

As soon as you have space you have options and unit 212 certainly offers lots of space both inside and out. It also offers a super convenient location, literally 100m away from the light rail station and in the heart of the Gungahlin town centre, you will be spoilt for shops, services, places to dine and all of life's little conveniences. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through.

Features:

- East orientation – hello sunshine
- Level 2
- 100m away from the light rail station
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly
- Only has one adjoining wall to another unit, which is bedroom 2. The other side of the unit is next to the stairwell, so you have minimally shared walls with the neighbours
- Fully covered balcony with sliding shutters for added privacy

Inside:

- Large entry way for additional furniture
- High ceilings 2.65m
- Brand new carpets
- 2 large bedrooms with built in robes, that can each fit a king size bed
- Both bathrooms have full height tiling and mirrored cabinets
- The ensuite has both a shower and a bath (rare in unit living)
- 2 x reverse cycle heating and cooling systems
- Double sliding doors from both the living area and main bedroom to the balcony for added fresh air
- Single car park in basement plus which is wider than most, great if you have a big car, plus its right next to the lifts.
- You may not need your car though so consider renting out the car park for some extra spending money.
- Kitchen with stone bench tops, oven, cooktop, range hood, dishwasher, provision for the microwave, large pantry, plus lots of cupboards
- Laundry which comes with the dryer

The Carnaby development includes:

- Intercom access
- CCTV
- Lift access
- 64 apartments
- Strata managing: Bridge Strata
- NBN – FTTP (Fibre optic to the property for fast speeds, great for streaming/gaming)
- Rubbish shoot

The Numbers (approx.):

- Living area: 90m²
- Balcony: 19m²
- Total space: 109m²
- EER: 6 stars
- Strata levies: \$7,260. p.a.
- General rates: \$1,725 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$2,134 p.a.
- Total funds held by owner's corporation: \$520,565 as of 07/07/23
- Age: 17 years. Built 2006
- Rental estimate (unfurnished) - \$570-\$600/wk

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft