

216/100 Gungahlin Place, Gungahlin, ACT, 2912

Sold Apartment

Thursday, 11 May 2023

AREA SPECIALIST

216/100 Gungahlin Place, Gungahlin, ACT, 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jason Hall

A modern apartment in the heart of Gungahlin

Auction onsite 5th of November @ 12pm

To register for the auction, make an offer or follow please click on this link <https://buy.realtair.com/properties/98277>

If you've been searching for a low-maintenance apartment in the heart of the Gungahlin CBD, then this one-bedroom home on Gungahlin Place is a must-see.

Stepping inside the well-maintained apartment you'll discover a light-filled layout with modern finishes and fixtures throughout. Reverse cycle air-conditioning ensures year-round comfort and an open-plan layout gives a spacious feel.

In the modern and well-equipped kitchen you'll find all you need including an electric cooktop and ample preparation and storage space. From here you can move into the large living area, or step through the glass sliding doors to dine alfresco on the private balcony.

The bedroom is a great size and features a walk-in robe, and there is a well-appointed bathroom to service it.

Adding further to the appeal is the dedicated car space in the secure underground carpark, as well as lift access to the apartment.

A short walk from the property will have you at the light rail station, supermarkets, shops, restaurants, cafes, amenities and so much more.

Living size: 58m²

Balcony size: 10m²

Year built: 2006

Net owners funds (sinking fund + admin fund): \$464,280.87

- * Rental estimate \$400 - \$420 per week
- * Extremely low vacancy - ideal investment in the Gungahlin town centre
- * Walk to the Gungahlin light rail terminal
- * NBN connection with fibre to the premises

- * Lift access from the basement and foyer to the apartment level
- * Large open-plan living area
- * Faces open space (North/East)
- * Stone benchtops, dishwasher, plenty of storage and bench space in the kitchen
- * Floor-to-ceiling tiling in the bathroom
- * Built-in robe in bedroom
- * RC/AC
- * Balcony
- * Secure basement car space
- * Intercom access

- * Clothes dryer
- * Cafes and restaurants at your front door
- * Bus stops and taxi stands close by
- * Woolworths, Coles, and Aldi a walk away

* Surrounded by Retail stores

* Medical centres at your doorstep

This property has the following liveability* features.

Climate zone:

Heating climate: Most of your energy is used to heat your house.

Living locally:

The living locally feature is centred around the location of the home relative to the local community and what services that community has to offer. This includes being close to cafes, markets, cultural events, green spaces like parks and community gardens. When these resources are close to home you're able to drive less, take public transport, walk or cycle, these are important for health and helps you to reduce costs.

Shading or sun control:

Shading or sun control measures are the external additions to your home which limit the sun's heat from entering your home. External shade structures can range from awnings to eaves, shutters, shade sails, deciduous trees and other vegetation. External shading devices can block up to 90% of the unwanted direct sunlight hitting your windows during summer.

There are two main types of external shading to choose from:

Fixed shading devices such as eaves and pergolas have been the traditional mainstay for shading. These can be designed (particularly on the northern side of a house) to allow the winter sun to enter but exclude the hot summer sun.

Seasonal shading such as sails and awnings can be put up and pulled down when needed, so you have more control over how much sun you invite into your living space.

Liveability is about finding or creating your best home: healthy, efficient, comfortable and connected to community.

Liveability features are property features which offer the potential for reduced running costs and increased comfort if used correctly by the occupants.