

218/38 Gozzard Street, Gungahlin, ACT 2912

Sold Apartment

Monday, 30 October 2023

218/38 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Paul Corazza
0262099618



Ray Moon
0401368276

\$491,500

Create your dream lifestyle living in this charming two-bedroom residence built around comfort and convenience. Nestled in the heart of the Gungahlin Town Centre, this property offers unparalleled access to the finest local restaurants, cafes, clubs, and shopping destinations, all just an elevator ride away. Ideal for the lucky buyer the property has been tastefully updated with new carpets, freshly painted and updated lighting to move straight into and enjoy. Internally, the layout has been thoughtfully crafted to cater to your lifestyle, affording ample space for peace and comfort. The expansive open-plan living area offers versatility, allowing you to create an inviting lounge room for your everyday enjoyment, as well as a dedicated dining space for entertaining guests. Extend your living space seamlessly out onto the generous balcony that spreads across the property, providing an ideal setting for hosting gatherings or unwinding in the gentle embrace of the idyllic aspect. Adjacent to the living and dining area, the kitchen is well-designed and practical to prepare homemade meal to perfection. Whether you're savouring the array of nearby dining options or indulging in home-cooked delights, this kitchen boasts high-quality Fisher & Paykel stainless steel appliances, 30mm stone benchtops, and abundant storage and countertop space for effortless meal preparation. Additionally, the breakfast bar offers added convenience, doubling as a space for quick, on-the-go meals. Both bedrooms are perfectly sized for year-round comfort and come complete with mirrored sliding wardrobes. Each bedroom has their own special addition to enjoy with the main bedroom offering private access to the balcony through the sliding doors and a generous ensuite with a bathtub. The second bedroom has a window for added natural light and offers easy access to the main bathroom with full-height tiling and a mirrored shaving cabinet, ideal for accommodating any guest or housemate. 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 Updated with new carpets, lighting & freshly painted Expansive open plan layout for day-to-day living Entertainers' balcony ideal for social gatherings & outdoor relaxation 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 Main bedroom with private balcony access with sliding doors Ensuite to the main bedroom with full-height tiling & a bathtub Second bedroom with built-in robes & a window for added light Bathroom with full-height tiling & a mirrored shaving cabinet European style laundry with a clothes dryer Linen cupboard Intercom access Vacant & ready to move into now Located close to: In the heart of the Gungahlin Town Centre (plethora of restaurants, shops & cafes close by) Hibberson Street Light Rail Raiders Gungahlin, Gungahlin Lakes Golf Club & Eastlake Club Gungahlin College Woolworths, Coles & Aldi Key figures: Living area: 89m² Balcony: 19m² Rates: \$1,983 p.a. (approx.) Land tax (investor's only): \$2,467 p.a. (approx.) Strata: \$1,805 p.q. (approx.) EER: 6