

22/77 Gozzard Street, Gungahlin, ACT 2912

Sold Apartment

Friday, 1 March 2024

Canberry.

Live Where You Love

22/77 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Mathew Kocic
0261097280



Shan Gao
0457038888

\$421,000

Live where you love...This stunning 2-bedroom apartment boasts a modern design and quality finishes throughout. With smart upgrades to the flooring, quality honeycomb blinds, and additional features everywhere you look, this apartment offers both comfort and convenience.The neutral tone of the interior creates a welcoming atmosphere that complements the natural light flowing through from the balcony. While the open-plan layout seamlessly connects the living area to the kitchen, making it ideal for entertaining guests or relaxing after a long day.You'll be living in comfort with a lifestyle where you can soak up the sun while enjoying the rooftop pool, BBQ facilities, and complex's library. Or simply a stroll down to the Gungahlin Town Centre where you can enjoy all your shopping, or a walk around Yerrabi Pond and everything that Gungahlin has to offer. It's not just a home that you'll have but a lifestyle to compliment it, that will truly have you living life where you love.

At a glance...- Light filled 2-bedroom apartment- Boasting a modern design and quality finishes throughout- Open layout, flows through the apartment- Kitchen with stone benchtops, Smeg appliances, induction cook-top and dishwasher- Plenty of cupboard and storage space- East facing balcony with escarpment views- European laundry with dryer- Double glazed windows- Heating & cooling split system- LED lights- NBN- Security intercom- Single basement parking space with storage- Lift access- Two rooftop decks- 25metre solar heated rooftop pool- Complex library

Love the location...- Bus transport at front of complex- Within 5 minutes' walk to Gungahlin Town Centre- Within 9 minutes' walk to Light Rail Station- Within 8 minutes' walk to Yerrabi Pond District Park- Within 20 minutes' drive to the Canberra CBD

Property details...Living: 60sqmBalcony: 8sqmTotal Build: 68sqmBuilt: 2017EER: 6.0Rates: \$386pw (approx.)Land Tax: \$501pw (approx. only when rented)Body Corporate: \$974pw (approx. both administration and sinking fund included)Rental Appraisal: \$500 to \$520pwDisclaimer: The material and information contained within this marketing is for general information purposes only. Canberra Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.

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