

27/80 Gozzard Street, Gungahlin, ACT 2912

STONE

Sold Apartment

Friday, 11 August 2023

27/80 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 103 m²

Type: Apartment



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\$466,200

Offering a convenient lifestyle, this two-bedroom apartment is spacious and well-positioned in Gungahlin with a leafy outlook. The light-filled living areas and two private balconies provide a feeling of spaciousness, a sunny outlook, and abundant airflow. Complete with its own single lock-up garage, with internal building access, making you feel safe and secure. At your doorstep is a host of modern conveniences, including the Gungahlin Marketplace, home to numerous shops, restaurants, cafes, and recreational options.

Features Overview:- East/West Facing- Single-level floorplan- NBN connected with FTTP- Age: 19 years (built in 2004)- Units plan number: 2647- EER (Energy Efficiency Rating): 6 Stars

Development Information:- Name of development: Village Vue- Number of dwellings in development: 28- Strata management: ACT Strata Management Services

Sizes (Approx.):- Internal Living: 81 sqm- Rear Balcony: 8 Sqm- Front Balcony: 3 sqm- Enclosed Garage: 22 sqm- Total Residence: 103 sqm

Prices:- Strata Levies: \$957 per quarter- Rates: \$393.92 per quarter- Land Tax (Investors only): \$504.72 per quarter- Conservative rental estimate (unfurnished): \$520 per week

Inside:- Freshly painted throughout- New carpets- New dishwasher- Large living space with private balcony for entertaining- Kitchen with ample bench space, storage and a second balcony- European laundry with sink and dryer- Two generously sized bedrooms both with built in robes- Master bedroom with ensuite and bathtub- East and West facing aspect providing plenty of sunlight- Wall mounted reverse cycle for heating and cooling

Outside:- Lock-up garage with internal access- Front and back side balconies- Walking distance to all amenities such as; Coles, Woolworths, parks and an abundance of cafes, and restaurants

Being the heart of the District, Gungahlin is highly sought after, featuring local kids' playgrounds, multiple schools, shopping centres, daycare and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles, and Aldi, commuting to the city is a breeze with easy access to the light rail network.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au

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