

30/1 Gungahlin Place, Gungahlin, ACT 2912

Sold Apartment

Friday, 1 September 2023



30/1 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tony Yip

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\$330,000

This top floor light & bright spacious one-bedroom apartment is perfectly located near Gungahlin Town Centre for a single or couple looking to enjoy a modern lifestyle. The retail centre of Gungahlin is a short stroll away with its local cafes, shops, department stores, as well as the public library. The swimming pool, several places of worship and a choice of medical professionals. Nearby, Yerrabi Pond also offers lots of opportunities to enjoy the outdoors with playground, BMX jumps, beginner's skate park, walking and cycle paths.

- 60m² apartment with a thoughtfully designed and spacious floorplan
- Split system heating and cooling installed and a fabulous 6-star EER
- Large kitchen with stone benches & large storage room
- Generous and private balcony with space to entertain
- Single basement parking and additional parking spaces to the front
- Spacious sunny living and dining areas flow onto an outdoor balcony
- Well-appointed kitchen, with stone benchtops and stainless steel appliances
- Spacious bathroom
- Brand new floating timber floor
- Fresh paint throughout
- Within a few blocks of the Gungahlin Town Centre and the Light Rail terminal
- Top floor unit
- Lock-up basement garage
- Easy walk to parks, shopping centre & other amenities
- Great investment with high rental demand and returns

Particulars (all approx.)
Strata Levy: \$975.97 p/q approx
Rates: \$438.00 p/q approx
Land Tax: \$536.98 p/q approx (investment only)
Year Built: 2011
Rent Potential Estimate: \$460 - \$480 per week
EER: 6.0
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