

306/100 Gungahlin place, Gungahlin, ACT 2912



Apartment For Sale

Tuesday, 5 December 2023

306/100 Gungahlin place, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tome Velkovski

0426918473

\$350,000

The "Carnaby Apartment" features one bedroom, one bathroom, and a secure car space. The apartment is designed with an open-plan living and dining area that leads to a private balcony with a northerly aspect. The kitchen is spacious, including an electric cooktop and dishwasher, while the bedroom comes with a large mirrored built-in wardrobe. The location offers the ultimate convenience in the heart of Gungahlin with Gungahlin Marketplace, elegant cafés, clubs and restaurants all at your doorstep. Whilst also known for its excellent transport links, vibrant local culture, and easy access roads to the CBD. Features - One generously sized bright bedroom featuring a large mirrored built-in wardrobe - Light-filled living area flows onto a generous outdoor balcony - Spacious kitchen, with stone benchtops and stainless steel electric cooking appliances - Modern bathroom features a large shower and European laundry - Reverse cycle air-con - Intercom/secure lift access to basement parking with additional storage room - High rental demand, strong capital growth, popular suburb A dedicated car space in the secure underground carpark, as well as lift access to the apartment. Current comparable rentals range from \$360-\$400, so \$420 p.w will be a great benefit for the new owner! • EER: 6 Stars • Located on level 3 • Unit size 54 m² (approx.) • Built 2006 - • Body Corporate: \$1507 per quarter (including \$411 sinking fund) • Rates: \$2046.51 per annum • Land Tax: \$512 per quarter (approx) • Rented at \$420 per week (periodic lease)