

**31/2 Hinder Street, Gungahlin, ACT 2912**

**Apartment For Sale**

Wednesday, 17 January 2024

**Canberry.**

*Live Where You Love*

31/2 Hinder Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 78 m2**

**Type: Apartment**



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**\$499,000+**

Discover your dream urban sanctuary in this stylish and spacious 2-bedroom apartment, situated in the heart of vibrant Gungahlin. Perfectly suited for first home buyers and investors alike, this modern retreat offers contemporary living with unrivalled convenience. Step inside to experience the light-filled and welcoming open-plan living space, boasting double glazed windows and sliding doors to keep you cosy all year round. The well-appointed kitchen features quality stone bench tops and stainless-steel appliances, ideal for whipping up delicious meals with ease. Enjoy the benefits of reverse-cycle heating and cooling units in both the living area and the generously sized master bedroom, ensuring your comfort in every season. The master suite also offers a touch of luxury with a private ensuite and a large built-in wardrobe, while the second bedroom also includes built-in storage. Savour the convenience of a secure, restricted access car space and a storage cage for all your belongings. Location is key, with this stunning apartment positioned just moments from the bustling Gungahlin Market Place, Light rail terminal, medical centres and a variety of delectable restaurants. Immerse yourself in the great outdoors, with the picturesque Yerrabi Pond only a short stroll away – the perfect spot for picnics, walks and outdoor activities. Don't miss your chance to secure this exceptional property, offering an enviable lifestyle and a fantastic investment opportunity in a sought-after locale.

**Features:**

- Spacious 2-bedroom apartment
- Double gazing windows and slide door
- Kitchen includes stone bench tops and stainless-steel appliances
- Reverse-cycle heating & cooling units in the living area & main bedroom
- Master bedroom with ensuite
- Master bedroom features a large built-in wardrobe
- Built in wardrobe in second bedroom
- Restricted access car space & storage cage
- Popular location within seconds of Gungahlin Market Place, Light rail terminal, Medical Centres and Restaurants

**Property details:**

- Total Living: 78 sqm
- Balcony: 27 sqm
- Total Build: 105 sqm
- Built: 2018
- EER: 6
- Strata: \$ 853.39 pq (approx.)
- Rates: \$ 374 pq (approx.)
- Land Tax: \$ 448.59 pq (approx. only when rented)
- Rental Appraisal: \$550 - \$580 p/w

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