

33/1 Gungahlin Place, Gungahlin, ACT 2912

Sold Apartment

Friday, 20 October 2023

33/1 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Chris Uren

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Contact agent

Find peace and comfort living in this charming 'Aviva' residence updated with new carpets, freshly painted and updated lighting to move straight into and enjoy. Create your ideal lifestyle living in this ultra-convenient location living within the vibrant Gungahlin Town Centre within easy walking distance to plethora of local restaurants, clubs, bars, shops and amenities nearby. The open plan layout delivers a nice setting for day-to-day living with plenty of space to spread out and relax in comfort. Enjoy the flexible options to create an inviting lounge room, as well as a separate dining area for hosting guests in style. In addition, the study room presents the ideal space for working from home, studying or for extra storage space. Extend your living out onto the generous balcony that offers a peaceful northern aspect to relax outside or to entertain friends and family. Connecting nicely with the living and dining areas, the kitchen is well-positioned and provides a practical space to cook all those homemade meals. Fitted with stainless steel appliances, dishwasher, ample pantry, and bench space this kitchen is sure to make for easy and simple meal preparation. Resonating a peaceful setting to come home to and relax, the bedroom is well-sized with a built-in robe, ideal for any single or young couple. The bedroom also offers easy access to the well-appointed bathroom with full-height tiling. There is something to enjoy in every direction living within this popular Gungahlin Town Centre. Experience the luxury of living in this desirable location by being within easy walking distance to a long list of venues to keep your social calendar busy. Summary of features: Charming 'Aviva' residence on level 1 New carpets & freshly painted throughout Updated & modern lighting within Spacious open plan layout for day-to-day living Entertainers' balcony with a northerly aspect Reverse cycle air-conditioning NBN connection Window treatments Practical kitchen layout with stainless steel appliances & a dishwasher Brand new cooktop Ample pantry & bench space for easy meal preparation Generously sized bedroom space with built-in robes Well-appointed bathroom with full-height tiling European style laundry room with a clothes dryer Intercom access Basement car park Vacant & ready to move into now Located close to: Gungahlin Town Centre Siren Bar & Restaurant Raiders Club Gungahlin Hibberson Street Light Rail Yerrabi Pond Key figures: Living area: 57m² Balcony: 8m² Rates: \$1,754 p.a. (approx.) Land tax (investor's only): \$2,175 p.a. (approx.) Strata: \$3,857 p.a (approx.) Special levy: \$8,986.14 EER: 6