

35/43 Hibberson St, Gungahlin, ACT, 2912

Sold Apartment

Thursday, 11 May 2023

AREA SPECIALIST

35/43 Hibberson St, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jason Hall

Apartment Perfection in the Heart of Gungahlin

The Timed sale closing date is 27/1/2023 at 5pm. *THIS IS NOT AN ONLINE AUCTION.

To register to offer, OR to follow this campaign, copy the below link into a search engine or scan the QR code in the photo carousel: <https://buy.realtair.com/properties/101422>

How does a timed sale work?

A timed sale is run completely online and to a deadline and is similar to a private treaty campaign it's a conditional sale, overseen by an agent and with a cooling-off period.

Think of eBay for real estate.

Discover this fabulously modern 2 bedroom, 1 bathroom, single car space apartment centrally located in Gungahlin near amenities and the nature reserve.

The interiors of the apartment are sunlit and airy, showcasing a functional floorplan that flows seamlessly from the open plan kitchen/living/dining space through to the outdoor entertaining balcony with city views.

Generously sized, the main bedroom includes a large built-in wardrobe with excellent storage. The second room is ideal for a guest room or a home office, and the bathroom features a glass-enclosed shower and mirrored vanity.

You will delight in preparing meals in the contemporary kitchen which is equipped with modern appliances, a generous preparation island and stone bench tops.

Completing this lovely apartment is an internal laundry, a car park with swipe access & lockable storage unit, and split system heating/cooling.

Located in a prime position: Just a few steps to Gungahlin town centre, Gungahlin College and the light rail/tram. In proximity to multiple recreational parks and trails, shops, cafes, clubs and amenities.

Living size: 65m²

Balcony size: 18m²

Year built: 2006

Body corp: \$1,290.3pp

Net owners fund as of 14/12/2022: \$558,594.61

* Main bed with built-in robe

* 2nd bed/study

* Large open-plan living area

* Oversized balcony with views over the town centre

* RC/AC in the living area

* Quality appliances and plenty of bench space and storage in the kitchen

* Carpets replaced a few years ago

* Internal laundry area

* Secure parking with storage cage

* Lift & intercom access

- * Floor-to-ceiling tiling in the bathroom
- * Gungahlin light rail terminal at your front door
- * Cafes and restaurants moments away
- * Bus stops and taxi stands close by
- * Woolworths, Coles, and Aldi a walk away
- * Surrounded by Retail stores
- * Medical centres at your doorstep

This property has the following liveability* features.

Climate zone:

Heating climate: Most of your energy is used to heat your house.

Living locally:

The living locally feature is centred around the location of the home relative to the local community and what services that community has to offer. This includes being close to cafes, markets, cultural events, and green spaces like parks and community gardens. When these resources are close to home you're able to drive less, take public transport, walk or cycle, these are important for health and help you to reduce costs.

Liveability is about finding or creating your best home: healthy, efficient, comfortable, and connected to the community.

Liveability features are property features that offer the potential for reduced running costs and increased comfort if used correctly by the occupants.