

**36 Hall Best Lane, Gungahlin, ACT 2912**



**Unit For Sale**

Tuesday, 5 December 2023

**36 Hall Best Lane, Gungahlin, ACT 2912**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Sarah Turnbull

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**\$569,000+**

What you see: A low maintenance townhouse showcasing a North facing orientation drenching the spacious floorplan in natural light and underpinned by a prime location only moments from Gungahlin Town Centre. What we see: A unique offering to downsize your maintenance, not your lifestyle. See more: North facing townhouse Split across two levels with bedrooms & living elevated upstairs Spacious bedrooms with built in robes 11m<sup>2</sup> North facing balcony Open plan living Gas cooktop Wall oven New hybrid flooring Carpeted bedrooms Reverse cycle air conditioning unit Large bathroom with bathtub Double garage with automatic door and internal access Full laundry with external access to second courtyard housing clothesline Private grassed courtyard Generous under stair storage Within 5 minutes to Gungahlin Town Centre Within 5 minutes to Gungahlin place light rail stop Living: 81m<sup>2</sup> Balcony: 11m<sup>2</sup> Courtyard: 47m<sup>2</sup> Built: 2006 EER: 5.0 Rates: \$2,231 pa Land Tax: \$2,834 pa Strata: \$592.70 pa Rental Appraisal: \$580 - \$630 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.