

37/2 Hinder Street, Gungahlin, ACT 2912

Apartment For Sale

Friday, 9 February 2024

Canberry.

Live Where You Love

37/2 Hinder Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Shan Gao
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Mathew Kocic
0261097280

\$459,000+

What you'll love...Situated in the heart of Gungahlin, with shops, amenities and Light Rail at the doorstep, this stylish two-bedroom apartment is now available for sale. This property offers the ultimate in city living and is perfect for first home buyers, busy professionals who don't have time for gardening or house maintenance, and down-sizers looking for easy living within walking distance to shops and transport. Investors will also find this apartment highly attractive due to its size and location. The apartment features a full-sized designer kitchen with high-quality appliances, stone bench tops, and ample storage. The open layout allows plenty of room for living and dining areas, which can easily extend out through double glazing glass sliding doors to the covered balcony. The apartment is filled with natural light throughout. There are two generously sized bedrooms in this apartment, both featuring built-in wardrobes. The main bathroom offers floor-to-ceiling tiles and a large shower conveniently positioned between the bedrooms. Additional features of this property include secure underground parking space, a storage cage, intercom access for guests, and an easy living lifestyle without the hassle of upkeep or daily commutes. Simply step outside for local shopping or take a stroll to the Light Rail station for an easy commute to the City or other nearby offices and shopping centers. This elegant executive apartment is ideal for down-sizers looking to simplify their lives while still enjoying all that city living has to offer. It's also perfect as a first home purchase or as an investment property due to its attractive features and prime location. At a glance... - Integrated living and dining room flows seamlessly onto the east facing balcony - Kitchen features stone bench tops, ample storage, quality appliances including dishwasher - Master bedroom and second bedroom feature built-in wardrobes - Fresh and modern bathroom with quality fixtures and fittings - Double glazed windows - Secured parking space with storage cage - Split system air conditioner - European style Laundry Love The Location... - Gungahlin Town Centre at your door step - Within 3 minutes' walk to the light rail station - Within 15 minutes' walk to the Yerrabi Pond District Park - Within 3 minutes' drive to the Burgmann Anglican School Valley Campus - Within 17 minutes' drive to the Canberra CBD Property details... Living: 70sqm (approx..) Balcony: 9sqm (approx..) Built: 2018 EER: 6.0 Rates: \$371pq (approx..) Land Tax: \$441pq (approx..) Body Corporate: \$667pq (approx. both administration and sinking fund included) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.