

43/43 Hibberson Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Friday, 12 April 2024

43/43 Hibberson Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 79 m2

Type: Apartment



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\$499,000+

Experience your vibrant and peaceful lifestyle in the heart of Gungahlin with this exquisite 2-bedroom apartment. With fresh paints and fresh carpets, this home is ready for you to move into or a perfect investment opportunity in this strategic location on the edge of Gungahlin Town Centre. Bathed in natural light, this home boasts a bright blend of white walls, dark-grey carpeting, and floor-to-ceiling windows, fostering a contemporary and inviting atmosphere. Its well-considered layout offers spaciousness and functionality, inviting you to infuse your personal touch and truly customise the space to your liking. Step into a stylish C-sized kitchen seamlessly integrated with your shared living-dining area, creating a versatile hub for daily living and entertaining alike. With ample storage solutions and dual balconies amplifying the sense of space, this apartment caters to all your lifestyle needs, whether it's unwinding after a long day, working, or hosting friends and family. Ideally situated within walking distance of Gungahlin Town Centre, residents enjoy unparalleled access to an array of amenities, including shops, restaurants and cafes, transport options, and schools. Surrounded by plenty of nearby outdoor activities such as Yerrabi Pond and other walking paths, 43/43 Hibberson Street epitomizes modern urban living, offering a harmonious blend of convenience, tranquillity, and vibrancy in Northern Canberra.

Features
Overview:- South facing- Single level floorplan- Located within walking distance from Gungahlin Town Centre for shops, restaurants, transport options, schools and other amenities, close proximity to Light Rail for access to- NBN connected with Fibre to the Premises (FTTP)- Age: 17 years (built in 2006)- EER (Energy Efficiency Rating): 6.0 Stars
Sizes (Approx.)-
Internal Living: 79 sqm- Balcony 1: 14 sqm- Balcony 2: 15 sqm- Total residence: 108 sqm
Prices:- Strata levies/Community title: \$1,346.40 per quarter- Rates: \$405 per quarter- Land Tax (Investors only): \$488 per quarter- Conservative rental estimate (unfurnished): \$530-\$550 per week
Inside:- Entry into spacious shared living and dining room areas- A stylish C-shaped kitchen with ample storage space- Large bedroom 1 with a walk-in wardrobe and ensuite
Outside:- North-facing balcony with floor-to-ceiling windows providing plenty of natural light- Wide balcony accessible from both bedrooms - Storage cage

Being the heart of the District, Gungahlin is highly sought, featuring local kids' playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times, please email us at: alexford@stonerealestate.com.au.

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