

49/43 Hibberson Street, Gungahlin, ACT 2912

Apartment For Sale

Wednesday, 17 January 2024

STONE

49/43 Hibberson Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 79 m2

Type: Apartment



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\$499,000+

Claim your place in the lively yet peaceful region of central Gungahlin with this 2-bedroom apartment at the edge of Gungahlin Town Centre. Residents are in close proximity to an abundance of shops, restaurants, transport and schools. This includes direct access to the Canberra Light Rail in front of the apartment where residents can travel into the Inner North parts of Canberra with ease. Combined with the reserves, lakes and walking paths of surrounding areas as well as a view of Telstra Tower and an abundance of Mountains, 49/43 Hibberson Street offers the most convenient, balanced and vibrant living that the district of Gungahlin has to offer. With white walls, dark-grey carpet flooring and tall windows, this home enjoys a bright atmosphere from natural light and modern design. Its spacious yet sectioned floorplan allows for an abundance of interior design opportunities to truly make the place yours. This apartment features a stylish C-sized kitchen overlooking a shared living-dining area perfect for every occasion and has ample storage space for a functional day-to-day. Combined with the balconies at both ends of the unit, there is plenty of space for everyone, whether for leisure, work or entertainment.

Features Overview:- North 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 other parts of Canberra- 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: 15 sqm- Balcony 2: 15 sqm- Total residence: 109 sqm

Prices:- Strata levies/Community title: \$1,374.45 per quarter- Rates: \$407 per quarter- Land Tax (Investors only): \$437.66 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

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 a review outside of these times please email us at: alexford@stonerealestate.com.au.

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