

5/54 Ernest Cavanagh Street, Gungahlin, ACT 2912

STONE

Sold Unit

Monday, 14 August 2023

5/54 Ernest Cavanagh Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 88 m2

Type: Unit



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\$440,000

Location and charm nestled within the vibrant centre of Gungahlin. This light-filled, two-bedroom apartment is a short walk from everything you need. Ideal for first-home buyers and those interested in expanding their investment portfolio.

Features Overview:- North-facing to the bedrooms- Single-level, first-floor floorplan- NBN connected with FTTP- Age: 17 years (built in 2006)- Units plan number: 2995- EER (Energy Efficiency Rating): 6 stars

Development Information:- Name of development: Gungahlin Square- Number of buildings in development: 141- Strata management: Bridge Strata Sizes (Approx.):- Internal Living: 76 sqm- Balcony: 12 sqm- Total residence: 88 sqm

Prices:- Strata Levies: \$1,346.40 per quarter- Rates: \$339.49 per quarter- Land Tax (Investors only): \$413.90 per quarter- Conservative rental estimate (unfurnished): \$490 - \$500 per week

Inside:- Generous kitchen with ample storage- Built-in robes featured in both bedrooms- Oversized shower in the bathroom with a European laundry space included- North-facing aspect provides an abundance of natural light

Outside:- Private balcony accessible through the main living area- One allocated car space inclusive of a storage cage- Shared outdoor garden space with communal BBQ.

Being the heart of the District, Gungahlin is highly sought after, 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. However, if you would like a review outside of these times, please email us at: samdyne@stonerealestate.com.au or jesssmith@stonerealestate.com.au

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