

**52/77 Gozzard Street, Gungahlin, ACT 2912**

STONE

**Apartment For Sale**

Wednesday, 8 May 2024

52/77 Gozzard Street, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



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**\$349,000+**

Discover the coveted charm of Mezzo living within this flexible 1-bedroom apartment, nestled on the second floor. Embracing practicality and elegance, the bedroom boasts a built-in robe. The open-plan kitchen, living, and dining area have seamless access to outdoor serenity through a sliding glass door. Mezzo's resort-style amenities redefine urban living, with two landscaped rooftop decks offering a wealth of indulgent experiences. Whether you're lounging by the 25-meter solar-heated pool or enjoying cozy gatherings around the gas fire pit, Mezzo ensures every moment is enriched. With its proximity to public transport, shopping, employment hubs, and recreational spots like Yerrabi Pond, Mezzo offers a harmonious blend of convenience and luxury, promising an unparalleled urban lifestyle.

**Features Overview:-** Single level floorplan on the second floor- NBN connected with FTTP- Age: 7 years (built in 2017)- Units plan number: 4396- EER (Energy Efficiency Rating): 6 Stars

**Development Information:-** Name of development: Mezzo- Number of units in development: 130- Strata management: Vantage Strata

**Sizes (Approx)-** Internal Living: 48 sqm- Balcony: 10 sqm- Total residence: 58 sqm

**Prices- Strata Levies:** \$1,082.85 per quarter- **Rates:** \$379.00 per quarter- **Land Tax (Investors only):** \$448.74 per quarter- **Conservative rental estimate (unfurnished):** \$430 - \$450 per week

**Inside:-** Ample natural light throughout- Spacious bedroom with built-in-robe- Modern bathroom- Open plan living and dining with glass sliding doors through to the balcony- Galley-style kitchen with pantry and quality appliances- European-style laundry- Split system

**Outside:-** Single-car garage with storage cage- Well-maintained complex- Rooftop 25-meter solar-heated swimming pool- Rooftop entertainment area & BBQ area

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. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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