

# 67/10 Hinder Street, Gungahlin, ACT 2912

STONE

## Apartment For Sale

Friday, 12 April 2024

67/10 Hinder Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Apartment



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**\$510,000+**

Experience your vibrant, functionality and peaceful lifestyle in the heart of Gungahlin with this exquisite apartment with Gungahlin Town Square and the Canberra Light Rail at your ground floor. Bathed in natural light, this home boasts a bright blend of white walls and open-plan space, fostering a semi-contemporary atmosphere. Its straightforward layout combined with a shared living-dining area facing your unit balcony makes for plenty of opportunity to furnish the home to your liking. Its convenient location makes it perfect for the urban worker and apartment investor. Utilise your C-sized kitchen seamlessly into your living space, creating a versatile hub for daily living and entertaining alike. With ample storage solutions throughout your home, this apartment caters to all your lifestyle needs, whether it's unwinding after a long day, working, or hosting friends and family. Perfectly situated within walking distance of Gungahlin Town Centre as close as ground floor, residents enjoy unparalleled access to all the shops, restaurants and cafes, transport options, schools and other amenities. Surrounded by plenty of nearby outdoor activities such as Yerrabi Pond and other walking paths, this home provides you the fantastic blend the convenience, ease and liveliness that this Northern Canberra region has to offer.

**Features Overview:**

- East 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
- 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: 104 sqm
- Balcony: 12 sqm
- Total residence: 116 sqm
- Carport: 14 sqm

**Prices:**

- Strata levies/Community title: \$1,564.31 per quarter
- Rates: \$416 per quarter
- Land Tax (Investors only): \$509.16 per quarter
- Conservative rental estimate (unfurnished): \$530-\$550 per week

**Inside:**

- Spacious dining-living area facing balcony
- Open kitchen layout
- Two large bedrooms with built in robes
- Ensuite to bedroom 1

**Outside:**

- Large balcony facing onto reserve

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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