

74/10 Hinder Street, Gungahlin, ACT 2912



Apartment For Sale

Thursday, 1 February 2024

74/10 Hinder Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Apartment



Lesley Williams

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\$499,000+

When it comes to real estate, size really does matter, and this fabulous property in the Gungahlin Square complex has a whopping 104m² of internal living area - as large as many houses! Located on the first floor (with elevator access), the apartment also has a spacious full-width balcony, and a large, secure courtyard - ideal for those with pets or plants, and perfect as a private spot for entertaining or sunbathing! Inside is no less impressive, with two double bedrooms (each with mirrored robes and Bedroom 1 with a large ensuite and access to the courtyard) and an enormous open-plan living area and stylish central kitchen, which both enjoy a leafy outlook beyond the balcony. The spacious main bathroom has a large shower alcove, natural ventilation, and contains a European laundry. Completing this delightful package, gorgeous rooftop communal gardens are accessed directly from the courtyard. There's also a secure, oversized parking space for one vehicle. Located just steps from the extensive amenities of Gungahlin Town Centre and Light Rail, this property epitomises chic, convenient living at an affordable price and is perfect for first home buyers, downsizers, or as an ideal retirement villa alternative. Just look at this list of features:- Huge internal living area, augmented by a full-width balcony and fabulous rear courtyard with access to lovely communal gardens- 2 double bedrooms, both with mirrored robes- Bedroom 1 has a large ensuite, and sliding door access to the private courtyard- Spacious living room and dining area, with study nook- Open plan kitchen with granite benchtops, electric cooking and almost new Miele dishwasher- Main bathroom has a large shower alcove, granite topped vanity, and a European laundry- Inverter air conditioning and good cross ventilation- Downlights and neutral colours throughout- Security intercom and elevator, with residents also benefitting from secure external street access- Conveniently located, over-sized car space is approximately 50% wider than standard- Just steps to shops, restaurants, cafes, medical facilities and other amenities of the Town Centre, and the light rail- Gungahlin Lakes Golf Club, Yerrabi Pond, and Mulligan's Flat reserve are just minutes away- Internal Living: 104m²- Balcony + Courtyard: 38m²- Rental Estimate \$570 - \$600 per week- Rates: \$414.37 per quarter- Land Tax (payable if rented): \$504.15 per quarter- EER: 6NB: All figures are approximate