

**220/100 Gungahlin Place, Gungahlin, ACT 2912**

**Apartment For Sale**

Saturday, 24 February 2024

**Canberry.**

*Live Where You Love*

220/100 Gungahlin Place, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Auction on Site

Auction Location: On Site Located in the heart of Gungahlin, you will have all you need such as supermarkets, restaurants, banks, shops and light rail start station are at your door step. Unit 220 is a great size, newly updated 2 bedroom with large internal living apartment. Filled with sunlight, your new home awaits in the Gungahlin Marketplace! Upon entry, the apartment's large open plan living and dining areas are generous in size & offer a real sense of space. The straight East facing living area connects seamlessly with the large full length covered balcony, which provides for a multitude of indoor/outdoor living options. The kitchen is well equipped & features plenty of storage space, stone bench tops, quality oven, cooktop, rangehood and dishwasher. The breakfast bar is also a perfect to this area, catering for those who enjoy casual dining on the go. The apartment offers two generous size bedrooms featuring large mirrored built in robes, along with two functional bathrooms with bathtub, showers and vanity units. Other features of the apartment include reverse cycle heating & cooling, NBN connected and single car space in the secured basement carpark. On top of that, the apartment comes with ALL THE STORAGE CAGES IN THE BASEMENT. Ideal for live-in owners & investors, take advantage of this opportunity & benefit from the continued expansion of the Gungahlin Town Centre & investment in the region, including the completed Light Rail Network which allows an easy commute to the city centre from right outside your front door.

Summary of features:

- ALL 11 STORAGE CAGES IN BASEMENT
- Approx 85m<sup>2</sup> internal living area
- Approx 15m<sup>2</sup> balcony area
- 2 generous bedrooms (both with built in robes)
- 2 bathrooms (ensuite plus main bathroom)
- Large covered balcony with privacy shutters
- Great chef's kitchen with stone benchtops
- Quality appliances
- Brand new blinds
- Internally fresh repainted
- Split system reverse cycle air conditioning heating and cooling
- NBN connected (fibre to the premises)
- Lift access from basement to apartment level
- Ultra-convenient location to access everything just downstairs
- Basement car parking
- Public transportation include light rail, retail centres & schools all at your doorstep
- Popular cafés and restaurants, supermarkets just downstairs
- EER: 6.0

Property details...

Built:	2006	Internal living Size:	85sqm	Balcony:	15sqm	Rates:	\$451.52 p.q
(Approx)	Land Tax:	\$566.87 p.q	(Approx & Investor Only)	Strata:	\$1,532.30 p.q	(Approx)	Sinking Fund:
		\$580.10 p.q	(Approx)	Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.			