

225/87 Gozzard Street, Gungahlin, ACT 2912



Apartment For Sale

Thursday, 6 June 2024

225/87 Gozzard Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Area: 51 m2

Type: Apartment



Lisa Harper

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Offers Over \$359,000

The perfect start for a first-time buyer, downsizer, or an astute investor keen to secure a quality, comfortable, and functional one-bedroom apartment. The functional layout will make aspects of apartment living as convenient as possible, with the added touch of luxury provided by high-end finishes. The kitchen is stylish and contemporary, featuring sleek stone benchtops, a tiled splashback, Blanco appliances, ample storage space, and beautiful white neutral tones to complement the space. The open-plan layout embraces the living and dining zone, seamlessly connecting with the outdoor living space, perfect for relaxing or entertaining guests all year round. The bedroom offers a spacious retreat, complete with mirrored built-in robes, providing ample storage while enhancing the sense of space and light. Adjacent, the bathroom boasts modern elegance with floor-to-ceiling subway tiles, a frameless shower screen, and sleek stainless steel tapware, exuding sophistication and functionality. A mirrored wall cabinet adds practicality, while a feature light illuminates the space with a touch of style, creating a tranquil sanctuary for relaxation and rejuvenation. All the essentials are here: air conditioning provides year-round comfort, LED lighting ensures brightness and energy efficiency, roller blinds offer privacy, and quality carpets provide added warmth and comfort. The resident amenities are second to none, including a cinema, rooftop pool, spa, gym, BBQ areas, and a stunning rooftop terrace with breathtaking vistas across Canberra and beyond, making you feel like you are on a permanent vacation. Enjoy living in the heart of Gungahlin, where you have everything you need at your doorstep. Now is the perfect time to explore your next move into The Establishment.

The Perks:

- Open-plan living and dining
- Stylish kitchen with a neutral white colour palette and sleek 20m stone benchtops
- Blanco appliances including ceramic cooktop, electric oven, ducted retractable rangehood, and dishwasher
- Spacious bedroom with mirrored built-in robe
- Large bathroom with frameless shower screen, built-in mirrored wall cabinet, subway tiles and feature light
- Convenient European laundry with 35L laundry sink and vented dryer
- Energy-efficient LED lighting throughout
- Spacious 9m² balcony with privacy panels
- Reverse cycle air conditioning
- Resident amenities include a rooftop pool with sun beds, spa, gym, and BBQ area
- Storage cage - Basement 1
- Secure building access and video intercom
- On-site building manager

The numbers:

- Build: 2023
- Living: 51m²
- Balcony: 9m²
- Total: 60m²
- EER: 6 stars
- Strata: \$546.54 p.q. approx.
- Rates: \$1,484 p.a. approx.
- Land tax (investment only): \$1,737.28 p.a. approx.
- Rental Estimate: \$390 - \$410 per week

The location:

- 5 minute walk to Yerrabi Pond District Park
- 8 minute walk to Marketplace Gungahlin
- 10 minute walk to Hibberson Street Light Rail Terminal
- 18 minute drive to Canberra CBD

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly