

**304/100 Gungahlin Pl, Gungahlin, ACT, 2912**



**Apartment For Sale**

Thursday, 22 August 2024

304/100 Gungahlin Pl, Gungahlin, ACT, 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brianna Williams

## Spacious One Bedroom in Gungahlin CBD

Step into this spacious one-bed, one-bath, one-car apartment in Gungahlin's Carnaby complex-where ease, practicality, and solid returns meet.

Tucked within a low-density development, Carnaby was built in 2006-back when apartments were made to be roomy, practical, and ideally located. It's the best of old-school space combined with the energy of modern Gungahlin.

If you're a foodie, you'll love the generously sized L-shaped kitchen, which is the standout feature of this apartment. There's plenty of countertop space for meal prep, hosting gatherings, or simply spreading out your culinary ambitions. With electric cooktops for safety, and ample room for those spontaneous dance routines while you cook, this kitchen truly shines.

The tram is the obvious perk of living in Gungahlin, and it's worth mentioning again! Completed in 2019, the tram system currently services the Gungahlin area exclusively, making it a sought-after mode of transport. With Canberra's tram network set to expand, it will only get more valuable for commuters, offering an affordable and convenient alternative to driving. The tram takes just 20 minutes to get to Canberra's city center, making car-free living easier than ever. If you do own a car, a secure garage with remote access is included for your convenience.

Gungahlin has transformed into one of Canberra's notable CBDs-close to nature, yet seamlessly connected to the rest of the city. Enjoy parks, shopping centers, and vibrant cafes just moments from your doorstep. And with Canberra's continuing growth, you're investing in a future hotspot.

### Property Features

• Spacious one-bedroom apartment.

• Private balcony

• Low-density development for peaceful living

• Central Gungahlin location.

• Large L-shaped kitchen stone countertop space

• No need to lean with accessible dishwasher

• All wet areas together

• Linen Cupboard

• Storage

• Split System

• Floor to ceiling built-in-robe in bedroom

• Convenient tram and bus access on your doorstep

• Strong investment potential in a growing area, with Canberra's ongoing development enhancing Gungahlin's appeal in the next 10 years.

### Property Numbers:

• Living size: 54sqm

• Balcony: 10 sqm

• Total: 64sqm

• Rates: \$1,652 p.a.

• Land tax: \$2,022 p.a. (investors only)

• Age of development: 17 years