

35/1 Gungahlin Pl, Gungahlin, ACT, 2912



Apartment For Sale

Thursday, 29 August 2024

35/1 Gungahlin Pl, Gungahlin, ACT, 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Brianna Williams

A One Bedroom+ Study that doesn't stretch your budget

A one-bedroom apartment with a study nook and north-facing orientation.

Featuring new balcony tiles, fresh carpet, paint, and updated electrical work, this property has undergone all the necessary renovations, allowing you to reap the benefits.

A common concern from buyers when considering a one-bedroom apartment is the lack of space for a study. That's not an issue here. With a study nook/storage room, this apartment offers the flexibility for a designated dining and living area, making working from home more convenient. And when the workday is over, you can simply close the study door.

The kitchen boasts an L-shaped design with stone benchtops and ample space to move around, complemented by an electric stovetop.

The split system in the living area ensures comfort year-round, and the north-facing aspect maximizes sunlight, making the most of the warmer, longer days ahead.

With a secure tenant in place, this one-bedroom apartment + study nook offers a true set-and-forget investment opportunity.

Living in Gungahlin means being close to shops, bakeries, and excellent public transport options-the best in the capital. Gungahlin strikes a perfect balance between a bustling CBD and suburban living. Over the next 10 years, the area is set to undergo significant development, including the addition of a TAFE, a cinema, further expansion of the shopping precinct, and more residential dwellings. Originally established in 2003 as a defense suburb, Gungahlin is transforming into a thriving Business District in the 2020s.

Property Features

- Small Complex
- North facing apartment
- New balcony tiles
- Fresh Carpet
- Fresh Paint
- Pelmet curtains for black-outting the rooms
- Spacious kitchen
- Study nook/storage space
- Top floor apartment (3 floors only)
- Close to local patisserie, Le Bon Melange
- Central Gungahlin Location
- Set and forget investment with \$900 a fortnight incoming