

35/70 Efkarpidis Street, Gungahlin, ACT 2912

Apartment For Sale

Wednesday, 3 July 2024

Canberry.

Live Where You Love

35/70 Efkarpidis Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Area: 56 m2

Type: Apartment



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\$350,000

Experience the epitome of modern living at brand new "Sierra" Apartments, where convenience and style blend seamlessly in the heart of Gungahlin. Enjoy the prime location of the apartment which offers everything you need within a short stroll, ranging from schools, shops and offices. The light rail stop is located just minutes away, ensuring effortless connectivity without the need for a car. The interior features a generously sized bedroom with built-in storage, including an balcony access for added convenience while the contemporary bathroom boasts premium fixtures and a sophisticated design. The modern kitchen is equipped with high-quality appliances, ample storage and contemporary finishes. The open plan living and dining area also connect to the balcony, perfect for enjoying morning coffee or entertaining guests. Every detail of Sierra Apartments has been meticulously crafted for comfort and energy efficiency, with double-glazed windows, reverse cycle heating and cooling, and abundant natural light streaming through floor-to-ceiling windows. This brand-new building also offers secure parking, additional storage, and integrated green spaces that create a serene environment amidst the bustling city. Situated in a desirable and accessible neighbourhood, this apartment is ideal for individuals looking for a contemporary and cozy living environment plus investors looking for a stylish and modern space in a sought-after area. Don't pass up the chance to make this your new residence or investment in the heart of Gungahlin!

Property key features:

- 1bed & 1bath apartment situated on the 4th level
- Brand New vacant possession
- Open-plan living layout, which promotes a seamless flow between the kitchen, dining, and living areas.
- Generously sized bedrooms equipped with built-in storage.
- Kitchen include electric cooktop, oven, microwave shelf, dishwasher, and plenty of storage space.
- Bedroom and living both access the decent size balcony
- Timber flooring throughout the living and kitchen with easy maintenance.
- LED lighting throughout
- Reverse cycle split system air conditioning
- Double glazed windows & Sliding Doors
- Secured Storage Cage.
- NBN-enabled building
- Secure and convenient parcel lockers
- Quality Franke appliances with 5-year warranties for peace of mind
- Integrated green spaces for enhanced liveability
- Just minutes walk to Gungahlin market place include light-rail station, supermarket(Coles, WWS, Aldi, etc) and shops
- Easy access to Gungahlin's parks and lifestyle choices

Property information:- Sierra Apartment Gungahlin- Level 4 -- Door No.409, Unit 35/70 Efkarpidis Street, Gungahlin- Year Built: 2024 (Brand New)- living 48m² + Balcony 8m²- EER: 6- Rental Estimate \$400/week Rates: \$376.00 p.q Approx. Strata: \$527.50 p.q Approx. Land tax: \$445.00 p.q Approx. (Only rented)

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