

54/70 Efkarpidis Street, Gungahlin, ACT 2912



Apartment For Sale

Wednesday, 26 June 2024

54/70 Efkarpidis Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Yubi Baral

0261828526

\$579,999+

Sierra Gungahlin combines outstanding architectural design with a prime location, offering lifestyle and comfort to both residents and investors, redefining value by providing luxury without unnecessary extras in the best spot of the town centre. Enjoy the convenience of two generously sized bedrooms, each equipped with built-in storage. The master bedroom further impresses with an ensuite bathroom, complete with a shower for added comfort and luxury. With timber flooring throughout, LED lighting, reverse cycle split system air conditioning, and double-glazed sliding doors ensuring comfort and energy efficiency, every detail of this residence has been meticulously crafted to enhance your lifestyle. Step out onto your private balcony for relaxation and entertainment. Property key features:

- Brand New, Corner Apartment
- Situated on the 6th level, offers a desirable position
- Vacant possession allows you to move in immediately.
- Open-plan living layout, which promotes a seamless flow between the kitchen, dining, and living areas.
- Two generously sized bedrooms, both equipped with built-in storage.
- The master bedroom includes an ensuite bathroom with a shower.
- The main bathroom features a shower, catering to the residents' daily needs.
- The well-equipped kitchen features an electric cooktop, oven, microwave shelf, dishwasher, and plenty of storage space.
- Private balcony, providing picturesque views surrounding mountains
- Timber flooring throughout the main areas contributes to a contemporary aesthetic and easy maintenance.
- LED lighting is installed throughout the unit
- Reverse cycle split system air conditioning ensures comfort
- Double glazed windows & Sliding Doors have access to the balcony from the living
- Secured Storage Cage
- The unit faces East, optimizing natural light and offering pleasant living conditions.
- Equipped with a built-in drone landing pad for drone deliveries
- 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
- Short stroll to Yerrabi Pond, walking & bicycle tracks.
- Just a one-minute walk to Gungahlin's numerous shopping and dining options
- Light Rail Station right on your doorstep
- Easy access to Gungahlin's many parks and lifestyle choices

Property information:- Sierra Apartment Gungahlin- Level 6, Unit Number 54 of 70 Efkarpidis Street, Gungahlin- Year Built: 2024- Level 6- living 69 Sqm plus 8 Sqm Balcony- Brand New EER: 6- Rental Estimate \$590-\$620 PWOutgoings: (Approx.) Rates: \$400.00 per quarter Strata: \$753.5 per quarter Land tax: \$475 per quarter (Only when rented) Don't miss this opportunity to make Sierra Apartments your new home or Great Investment. Schedule a viewing today to experience the unmatched luxury and convenience for yourself. Register your interest today and present your best offer. For more information or to learn more about this property please call Yubi Baral at 0452 646 746 The images shown are for illustration purposes only and may not be an exact representation of the product. Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.