

55/10 Hinder Street, Gungahlin, ACT, 2912

STONE

Apartment For Sale

Thursday, 22 August 2024

55/10 Hinder Street, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Ground-floor apartment living in ideal location

Discover the perfect balance of comfort and convenience in this ground-floor apartment nestled in the vibrant heart of Gungahlin. With Gungahlin Town Square and the Canberra Light Rail just steps away, this residence offers a seamless blend of modern living and urban accessibility. Bathed in natural light, the home's open-plan layout creates an inviting atmosphere, making it a tranquil retreat within the bustling city.

The thoughtfully designed living and dining area, connected directly to your outdoor space, allows for versatile interior styling, giving you the freedom to create a home that suits your personal tastes. The compact kitchen, integrated with the living area, serves as a functional hub for daily life, perfect for everything from casual meals to entertaining guests.

Positioned within easy reach of all that Gungahlin has to offer, this apartment places you at the doorstep of an array of shops, cafes, and transport options. Whether you're an investor or an urban professional, this residence delivers a lifestyle of convenience, with nearby outdoor spaces like Yerrabi Pond providing the perfect backdrop for relaxation and recreation in this thriving Northern Canberra locale.

Features Overview:

- Single level floorplan
- Ground floor apartment with courtyard
- Located within walking distance from Gungahlin Town Centre for shops, restaurants, transport options, schools and other amenities, close proximity to Light Rail
- NBN connected with Fibre to the Premises (FTTP)
- Age: 17 years (built in 2006)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 104 sqm
- Balcony: 14 sqm
- Courtyard: 13 sqm
- Carport: 18 sqm
- Total residence: 131 sqm

Prices:

- Strata levies/Community title: \$1,494.90 per quarter
- Rates: \$395.63 per quarter, approx.
- Land Tax (Investors only): \$443.16 per quarter, approx.
- Conservative rental estimate (unfurnished): \$530-\$560 per week

Inside:

- Balcony-facing living and dining space
- Large kitchen layout
- Master bedroom with ensuite and access to private courtyard
- European laundry
- Split system to living area
- Ample storage space throughout
- Electric hot water system

Outside:

- Private courtyard
- Balcony from living-dining area

Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: alexford@stonerealestate.com.au.

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