

69/10 Hinder Street, Gungahlin, ACT 2912



Apartment For Sale

Sunday, 23 June 2024

69/10 Hinder Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 100 m2

Type: Apartment



Ray Moon
0401368276



Paul Corazza
0418632217

Offers over \$530,000

This vacant, double-storey residence in the heart of Gungahlin is ready for your immediate enjoyment, offering a lifestyle you've always admired. Perfect for first-time home buyers, live-in owners, or investors looking to enhance their property portfolio, this spacious home features a private outdoor fenced courtyard at the entrance and a street-facing balcony off the living area. Adjacent to outdoor communal landscaped gardens, it provides extra space for gatherings with friends and family or a safe area for children to play. Inside, the residence is light-filled throughout with morning and afternoon sunshine. Recent upgrades, including new flooring and carpets, enhancing the home's appeal. Comfort is assured with split-system air conditioning in the downstairs living area and both upstairs bedrooms. Double roller blinds in the bedrooms offer extra privacy and insulation. For nights spent at home, the tucked-away kitchen is ideal for cooking homemade feasts. It boasts stone benchtops, a rangehood, and Fisher & Paykel dishwasher and oven, along with ample storage and bench space. A full-height window overlooks the front courtyard, which has its own clothesline. Upstairs, both generously sized bedrooms feature large built-in robes and easy access to their respective bathrooms, making the layout perfect for housemates or guests. A separate powder room downstairs adds convenience and privacy for entertaining guests without them needing to access the upstairs bathrooms. Residing here, you're living in the heart of the vibrant Gungahlin Town Centre, with its excellent dining, shopping, and entertainment options. Gungahlin also offers a leisure centre and sporting venues, with the Light Rail terminus minutes away for easy access to Canberra's CBD and the lively Braddon and Dickson precincts. Secure double car parking and storage space is available in the basement. Don't miss your chance to secure this prime piece of real estate with all the benefits and inclusions in this ultimate location.

Summary of features:- Unique double-storey design- Updated flooring & carpets- Vacant & ready to move into- Outdoor courtyard entry space with a clothesline- Large private balcony off the living room- Split system reserve cycle air-conditioning (x3)- NBN connection- Practical kitchen space- Stone benchtops in kitchen & bathrooms- Fisher & Paykel dishwasher- Fisher & Paykel oven & ceramic cooktop- Dryer provided in tucked-away European style laundry- Separate powder room downstairs- Main bedroom with ensuite- The second bedroom has direct access to the main bathroom- Both bedrooms with large built-in robes- Secure intercom access to the unit- Loads of under stair storage- Double car parking in basement- Secure storage cage in a locked room in the basement

Located close to:- Gungahlin Town Centre 1-minute walk- Gungahlin Place Light Rail stop 80 metres away- Gungahlin College 450 metres away- Eastlake Gungahlin Club 450 metres away- Club Lime 40 metres away- Gungahlin Lakes Golf Club 5-minute drive

Key figures:- Living area: 100m²- Courtyard: 16m²- Balcony: 10m²- Strata: \$7,020 p.a.- Rates: \$1,685 p.a.- Land tax (Investor's only): \$2,061 p.a.- EER: 6