

34/1 Gungahlin Pl, Gungahlin, ACT, 2912



Unit For Sale

Thursday, 17 October 2024

34/1 Gungahlin Pl, Gungahlin, ACT, 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

THE STORY...

This charming single-bedroom apartment was first purchased with a vision—a smart investment opportunity. The homeowner was drawn to its perfect combination of size, location, and the attractive rental return it offered. Nestled in a quiet yet highly accessible part of Gungahlin, it became a property that consistently appealed to renters, and its proximity to everyday essentials made it effortlessly convenient.

From the moment you step inside, the thoughtful layout invites you in. The open-plan living, kitchen, and dining area feels spacious yet warm, with the north-facing windows filling the space with natural light.

In addition to the living areas there is a study nook located just off the hallway, offering versatility. Whether you're working from home, studying, or need a quiet corner for your hobbies, this space is a valuable addition. It's tucked away just enough to feel separate from the living space, ensuring focus when needed.

Modern conveniences, such as reverse cycle heating and cooling, ensure year-round comfort, while the European-style laundry is a practical addition that doesn't sacrifice space. Security and ease of living come naturally with features like intercom access and a secure basement car park, where you have your own allocated space.

This apartment has been more than just a stepping stone – it's been a smart investment, a cherished home for the few tenants that have had the pleasure of renting it, and a hub for a life filled with convenience and possibility. For anyone seeking their first home or a solid investment in one of Canberra's most dynamic areas, this apartment is a wonderful opportunity. It's not just a place to live; it's a place to create your own story.

More Details:

- Located on Level 1 'Block B & Lobby F'
- Spacious master bedroom ft. carpet & built-in wardrobe with sliding doors
- Open plan living, kitchen & dining
- Kitchen ft. ample bench space & cabinetry, stainless-steel sink & Westinghouse dishwasher, 600mm built-in oven & electric cooktop
- North facing
- Study nook ft. built in desk & sliding door access from hallway
- Undercover tiled balcony
- Toshiba Split system reverse cycle heating & cooling
- European style laundry ft. Euromaid dryer
- Electric hot water
- Intercom access
- Single, secure allocated basement carpark
- Staircase access to secured underground carpark
- Within walking distance of amenities inc. public transport, parks, playgrounds & Gungahlin Marketplace
- Short commute to local shops, grocers, schools & eateries
- Year Built: 2013
- Approx. EER: 6 stars
- Approx. Living Size: 57sqm
- Approx. Balcony Size: 10sqm
- Approx. Council Rates: \$441.50 per quarter
- Approx. Strata Rates: \$711.84 per quarter
- Approx. Strata Sinking Fund: \$252.59 per quarter
- Approx. Rental Return: \$450 per week