

# 97/70 Efkarpidis Street, Gungahlin, ACT 2912



## Unit For Sale

Friday, 5 July 2024

97/70 Efkarpidis Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$515,000**

Welcome to no.70 in the heart of Gungahlin, the epitome of apartment living. You'll be impressed by the abundant natural light streaming through the double-glazed sliding doors and floor to ceiling windows that adorn the apartment. The living area boasts floorboards and reverse cycle heating and cooling, ensuring year-round comfort. The kitchen is a culinary delight, equipped with high-quality Franke appliances, a useful pantry and microwave nook. The apartment also features double glazed windows, promoting energy efficiency and noise reduction. This brand-new building is ready for you to move in and includes secure parking for one car, an internal laundry, a fully fenced courtyard, and a shed for additional storage and a storage cage. The bathroom is contemporary in designed with modern matte black bathroom fixtures. Both bedrooms feature built-in robes providing ample storage space and the second bedroom has a convenient study nook. This apartment is thoughtfully designed to offer both comfort and convenience. The building is NBN enabled, allowing you to stay connected with high-speed internet. Additionally, the Sierra boasts integrated green spaces that enhance liveability and create a serene environment amidst the bustling city. The location of the Sierra building is simply unbeatable. In terms of accessibility, this apartment is approximately a one-minute walk to Eastlake Football Club, various eateries, shops, and gyms. The Gungahlin light rail stop is just a three-minute walk away, and a quick 20-minute drive will take you to the City Centre. Located in a convenient and sought-after area, this apartment is perfect for those seeking a modern and comfortable living space. Don't miss out on the opportunity to make this your new home in the heart of Gungahlin!

Essentials: • Internal: 62m<sup>2</sup> • Balcony: 9m<sup>2</sup> • EER: 6.0 • Year built: 2024 • Level 5 • Strata levies: \$2,981.84p.a • Rental estimate: \$530-\$550 per week

Features: • Modern and stylish design • Reverse cycle heating and cooling • Franke appliances • Pantry • Dual access to bathroom • Double glazed windows • NBN enabled • Timber flooring • Secure parcel lockers • Intercom entry and lift access