



106/100 Gungahlin Place, Gungahlin

## Morning sunshine in the heart of Gungahlin

Positioned on Level 1 of the popular Carnaby East building, this well-presented one-bedroom apartment offers easy, low-maintenance living in an exceptionally convenient location.

The open-plan living area flows onto a gorgeous east-facing balcony, where you can enjoy the morning sunshine and a pleasant outlook across the green space below. The kitchen is well appointed with stone benchtops and connects easily with the living and dining area.

Set directly in the heart of Gungahlin Town Centre, everything you need is literally at your doorstep, including shops, cafés, restaurants, supermarkets and the light rail. Secure building access, reverse-cycle air conditioning and a secure basement car space add to the comfort and convenience.

An excellent opportunity for first-home buyers, downsizers or investors seeking a central Gungahlin address.

### Features:

- One spacious bedroom
- Open-plan living and dining

1 1 1

**FOR SALE**  
\$347,500

**VIEW**  
Sat 26th Sep @ 9:40AM - 10:10AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

- East-facing balcony with lovely morning sun
- Pleasant outlook across the green space
- Well appointed kitchen with stone benchtops
- Reverse-cycle air conditioning
- FTTP NBN connection
- Secure building access
- One secure basement car space
- Level 1 position
- " Carnaby East complex with 64 apartments
- " Shops, cafés, restaurants and light rail at your doorstep

Key details:  
 Living area: 58sqm  
 Balcony: 10sqm  
 Strata levies: \$766.34 per quarter  
 Rates: \$1,827.20 pa  
 Land tax (only if rented): \$2,509.76 pa  
 Year built: 2006  
 EER: 6 stars

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 378RGCY          |
| Property Type | Apartment        |
| EER           | 6                |
| Including     | Air Conditioning |

**Peta Barrett 0499 044 028**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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