







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
$309,000+

VIEW
Fri 6th Nov @ 1:00PM - 1:30PM

AGENTS
Peta Barrett
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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.

- 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

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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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