

109/70 Efkarpidis Street, Gungahlin

## Town Centre Living at Sierra

Built by Canberra's leading residential team, Chase Constructions, the Sierra complex of only 152 apartments provides the combination of a desirable location and also a functional floorplan suitable for both Occupiers and Investors.




The Seller had additional plumbing and electrical works included off the plan to enable a kitchenette to be easily installed for autonomous dual living, this apartment offers options to its owners for living or leasing:

- 5th floor, sun-drenched northerly aspect of the complex
- NBN enabled building
- One block to the Light Rail Station for seamless travel into the City
- Drone delivery enabled with a built-in Drone landing pad
- Franke appliances with 5 year warranties
- Short walk to Gungahlin's many shopping and dining options
- Balcony access from living and bedroom
- Stone benchtops
- Double glazed floor to ceiling windows
- One allocated secure basement car space + storage cage
- Close to Burgmann Anglican School & Gungahlin College

### Facts and Figures:

- Internal size: 70sqm approx

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.

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**FOR SALE**  
\$500,000

### AGENTS

Ben Jones  
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ben.jones@ljhookerprojects.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

 **LJ Hooker**

- Build year: 2024
- EER: 6
- Rates: \$415 p/q approx
- Land Tax: \$510 p/q approx
- Body Corp: \$906 p/q approx

## MORE DETAILS

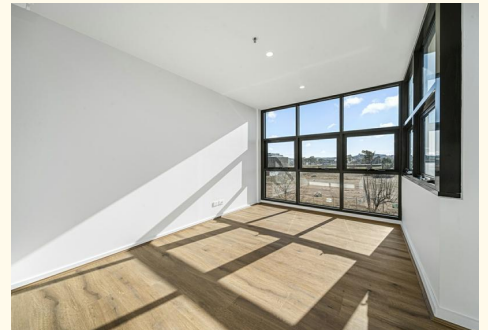
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Property Type	Apartment
EER	6

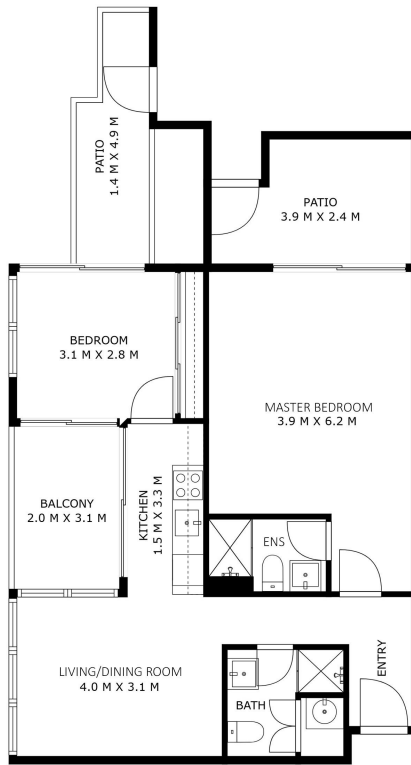
### Ben Jones 0420863351

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84/70 Efkarpidis Street, Gungahlin

Approx. total area: 66m<sup>2</sup>  N

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