

111/2 Hinder Street, Gungahlin

## Light-Filled Corner Apartment with Panoramic Gungahlin Views

Auction Location: Winning Appliances Showroom | 80 Giles St, Kingston ACT 2604 -

Located in one of Gungahlin's most convenient lifestyle hubs, this beautifully appointed two-bedroom apartment offers an exceptional blend of comfort, elevation and privacy. Positioned on the sixth floor of the Uptown complex, this desirable corner residence enjoys windows on two sides, creating outstanding natural light, excellent cross-ventilation and a genuine sense of openness rarely found in apartment living. With neighbours on only one side of the home and no foot traffic passing by, the setting is wonderfully peaceful.

Step inside to a bright and airy living zone, enhanced by north-facing windows that capture sunlight throughout the day. The open-plan design connects the kitchen, dining and lounge spaces seamlessly, with full-height sliding doors extending to a generous balcony-perfect for taking in the far-reaching views across the Gungahlin region.

The master bedroom includes an ensuite, extensive built-in wardrobe and direct access to the balcony, while the second bedroom features its own built-in robe and sits near the main bathroom.

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**FOR SALE**  
By Negotiation

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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**

The kitchen is stylish and practical with stone benchtops, stainless steel appliances, a range hood and abundant storage. For year-round comfort, reverse-cycle air conditioners have been installed in both bedrooms and the living area, and the home enjoys great natural airflow thanks to its corner position.

A standout advantage is the pair of secure side-by-side parking spaces located in an easy-access corner of the basement-no tight pillars, awkward angles or reversing stress. A storage cage is also included.

Despite its central position, the apartment delivers calm, elevated living just moments from the light rail, bus interchange, supermarkets, cafés, schools and Gungahlin Marketplace. Future development across the road: A new destination for shopping, entertainment, work and living - all in the one place. Please find the link below for further information. You must check it out!

<https://gungahlin2030.com.au>

Internal: 81m<sup>2</sup>

Balcony: 15.9m<sup>2</sup>

EER: 6 Stars

Rates: \$1,591 per annum

Land Tax: \$1,850 per annum

Body corporate: \$3,738 Per annum

Features:

- Sixth-floor corner apartment with exceptional natural light and cross-ventilation
- North-facing windows in the living area maximise sunlight
- Only one adjoining neighbour and no foot traffic for enhanced privacy
- Spacious open-plan living flowing to a private balcony with district views
- Reverse-cycle air conditioners in both bedrooms and the living area
- Kitchen with stone benchtops, stainless steel appliances and range hood
- Built-in wardrobes to both bedrooms
- Fully tiled bathrooms; Tastic light in main bathroom
- Two side-by-side secure basement car spaces plus storage cage
- NBN ready
- Short walk to Gungahlin Square, Coles, Marketplace and the light rail terminal

## MORE DETAILS

Property ID	2EERFHK
Property Type	Apartment
EER	6

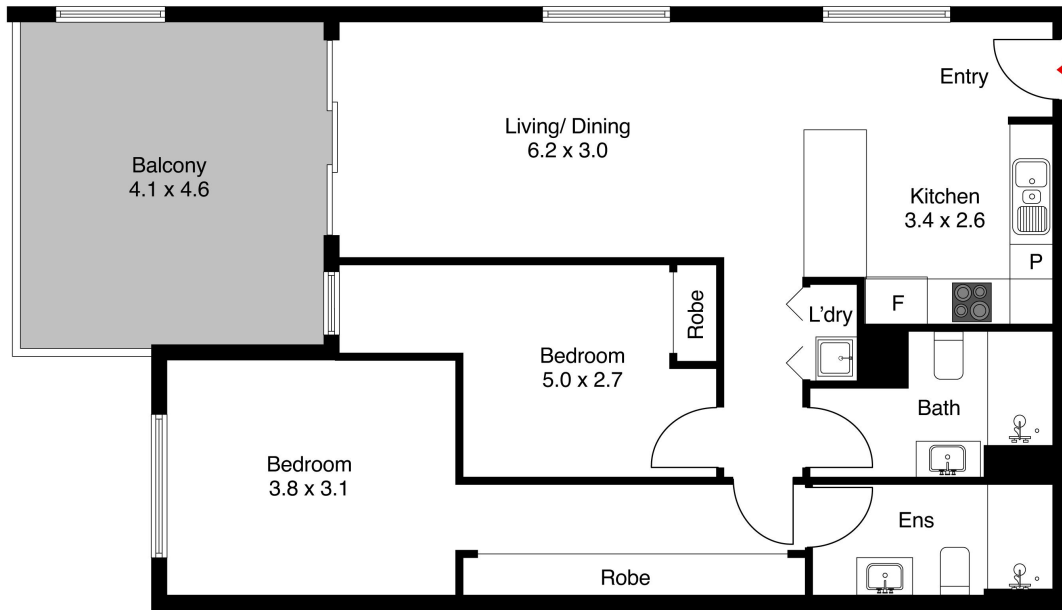
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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