



Gungahlin, 116/70 Efkarpidis Street

Prime Position & Unlimited Potential

Welcome to Sierra, the epitome of contemporary urban living in the heart of Gungahlin. This brand-new complex offers a unique blend of modern design, indulgence, and convenience, making it the ideal home.

Perched on the sixth floor, this 1-bedroom apartment with an additional study is perfect for those seeking both style and functionality. The apartment's open-plan design seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The north-west facing balcony provides a serene retreat, offering stunning views and an abundance of natural light.

Sierra's interiors are crafted with meticulous attention to detail. The kitchen is equipped with high-end Franke appliances, stone benchtops, dishwasher and a sleek electric cooktop. The living areas feature elegant hybrid flooring, while the bedroom and study are comfortably carpeted, ensuring a cozy and warm ambiance.



Disclaimer: 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.



For Sale
\$425,000+

View
ljhooker.com.au/2BFTFHK

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EER ★★★★★

LJ Hooker Canberra City
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Sierra goes beyond just providing a home; it offers a lifestyle. The secure complex includes a single car space with a storage cage, on-site parcel lockers, and even a built-in drone landing pad for deliveries. The architecturally designed landscaping in the common areas provides a tranquil environment for relaxation and socialisation. Whilst being situated in a prime location, Sierra is within distance to the light rail station, Gungahlin Town Centre, and a variety of childcare centres, schools, fitness centres, medical facilities, and a plethora of restaurants and cafes. This connectivity ensures that everything you need is right at your doorstep.

Embrace the opportunity to own a brand-new home and take the first step towards an unparalleled living experience in Gungahlin.

Features:

Development: Sierra

Builder & developer: Glav Corp

Brand New Apartment on level 6

1-bedroom with built-in-robies + study

Open plan living, dining and kitchen

Split system heating and cooling

Continuous electric hot water system

Double glazed windows

LED lighting

Hybrid flooring through living and kitchen and carpet in bedroom/study

North-West facing balcony

Franke appliances in the kitchen

Electric cooktop

Slide out kitchen range hood

Stone benchtops

Full height tiling in bathroom

Mechanical ventilation in bathroom and laundry

European laundry

NBN-FTTP

Pet friendly

Single car space with storage cage

On-site secure and convenient parcel lockers

Equipped with a built-in drone landing pad for drone deliveries

Architecturally designed landscaping in common areas

Close by to Sierra you will find the light rail station, Gungahlin Town Centre, various childcare centres, Gungahlin college, Gungahlin leisure centre, medical centre, Anytime Fitness & Club Lime, Burgmann School and several restaurants and cafes.

Essentials:

EER: 6

57m² of living (49m² internal + 8m² balcony)

Rates: \$ \$1,595.25 per annum (approx.)

Land Tax (investors only): \$490.29 per quarter (approx.)

Strata: \$2,412.54 per annum (approx.)

Strata Company: Vantage

Rental estimate: \$460-\$500 per week



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Built in 2024

More About this Property

Property ID	2BFTFHK
Property Type	Apartment
House Size	57 m ²
EER	6

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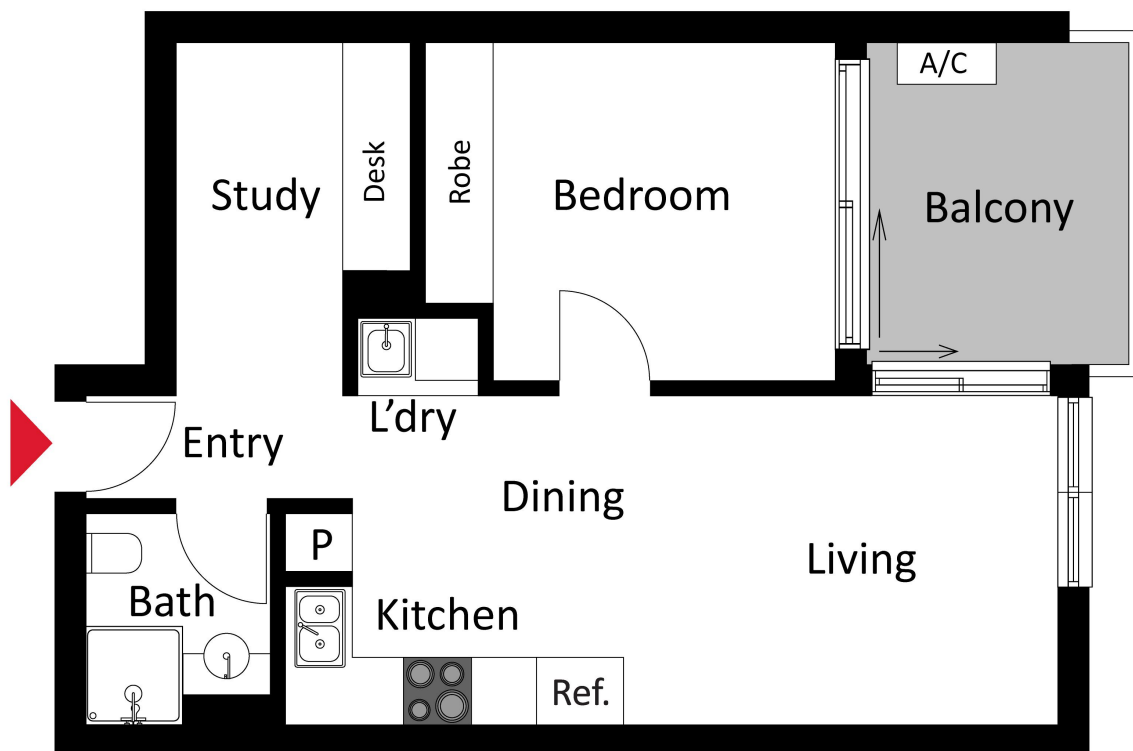
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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