



148/70 Efkarpidis Street, Gungahlin

Private and Light

Some apartments are just easy to understand.

Positioned within the Sierra complex in Gungahlin proper, this one-bedroom apartment is a straightforward entry point into the property market. No overthinking the layout or complex, no wasted space, just something that works from the moment you walk in.

The living area sits open to the kitchen and flows directly out to the balcony, giving the space a bit more room to move. The balcony, which brings in good natural light from two sides, making the apartment feel comfortable to live in year-round.

The kitchen is practical and well laid out, with an electric cooktop, under-bench oven, dishwasher, and good storage.

The bedroom is well proportioned with built-in robes, flowing into the living room and the rest of the apartment seamlessly.

The bathroom is simple and functional. A European laundry neatly incorporated.

Step outside, and the balcony gives you somewhere to sit, not just stand. A small but important difference in apartments at this level.

1 1 1

FOR SALE
\$390,000 - \$420,000

VIEW
Sat 20th Jun @ 10:45AM - 11:15AM

AGENTS
Bri Williams
0408 787 896
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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.

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The Sierra complex sits in a pocket of Gungahlin that makes everyday life easier. The town centre, grocery stores, light rail and cafés/ restaurants are all within walking distance, so most things can be done without needing to drive.

Being sold as a vacant property, the apartment presents as a straightforward move-in-ready or set up for a great investment, as one-bedroom apartments like this rent out quickly. For buyers looking to get into the market, well-located and easy to manage, this one does what it should.

Quick Summary

- bedroom apartment
- Open-plan living and dining
- Kitchen with electric cooktop, oven, dishwasher and good storage
- Bedroom with built-in robes
- Bathroom with European laundry
- Reverse cycle split system heating and cooling
- Balcony with usable outdoor space facing reserve
- Light coming from both North and East
- Secure underground car space
- Located within the Sierra complex

Location

- Close to Gungahlin Town Centre
- " Walking distance to light rail
- " Near cafés, restaurants and local shops
- Short distance to Yerrabi Pond and parklands
- Easy access to Mulligans Flat Nature Reserve
- Next door to Eastlakes Football Club

Numbers

- Living: 48 sqm
- Body corporate: \$321.25 per qtr. approx.
- Rates: \$439 per quarter approx.
- Land tax (investors): \$2,005.32 per annum
- Rental Estimate: \$450 - \$490 per week
- EER: 6

MORE DETAILS

| | |
|---------------|------------------|
| Property ID | 36UJGCY |
| Property Type | Apartment |
| EER | 4.5 |
| Including | Air Conditioning |

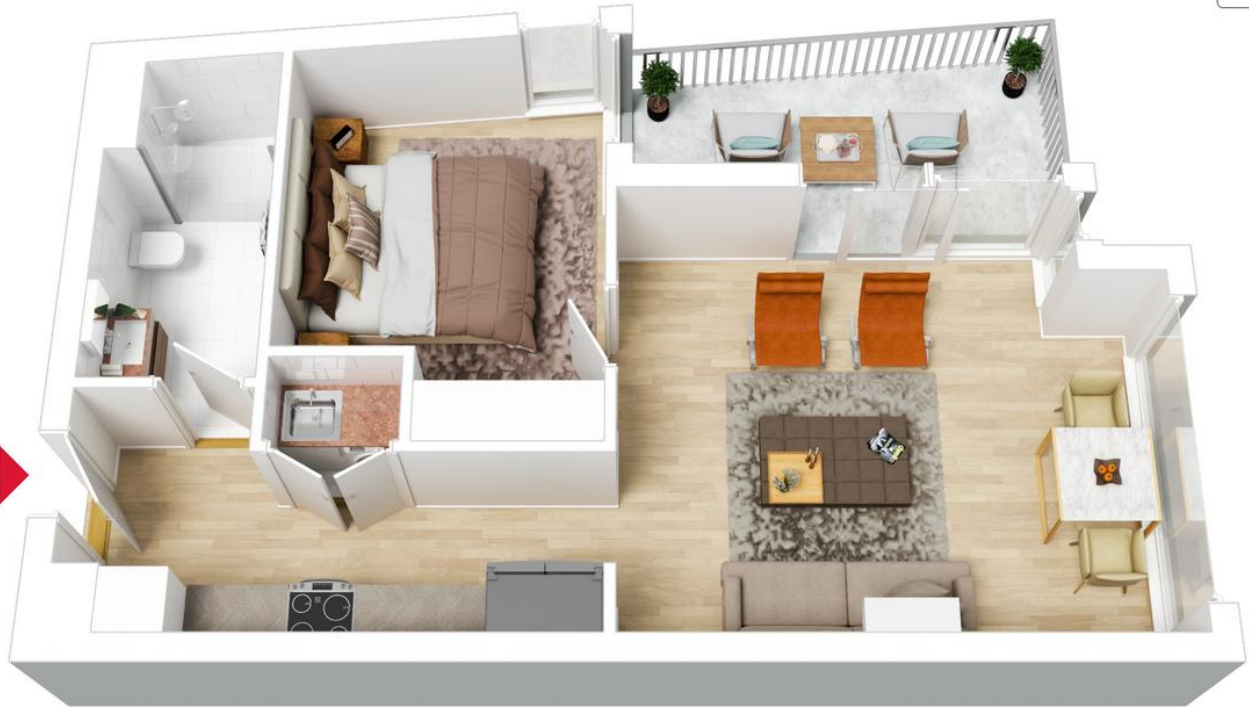
Bri Williams 0408 787 896

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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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