



203/45 Gungahlin Place, Gungahlin




Spacious, Light-Filled Living in the Heart of Gungahlin

Positioned within the tightly held Metro One complex, this beautifully proportioned one-bedroom apartment offers a rare combination of space, light and lifestyle right in the centre of town.

Set on level two with an elevated outlook, the apartment enjoys an ideal aspect across Gungahlin Town Centre, creating a sense of openness and privacy that is often hard to find in apartment living. The balcony extends the living space effortlessly, providing a welcoming spot to relax while still feeling connected to the vibrant surroundings below.

Inside, the scale of the apartment immediately stands out, enhanced by 2.5 metre high ceilings and generous custom floor-to-ceiling windows that flood the home with natural light. The open plan living and dining area is generous, allowing for comfortable everyday living. At the heart of the home, the oversized kitchen is a highlight. Featuring a large central island bench, extensive cupboard space and quality finishes and appliances, it offers both style and practicality rarely seen in one-bedroom apartments.

Accommodation is equally impressive, with an oversized bedroom

1  1  1 

FOR SALE
\$380,000+

VIEW
Sat 20th Jun @ 12:45PM - 1:15PM

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

complete with ample built-in storage and with easy access to a well-appointed bathroom. Every element of the design has been considered to maximise space, functionality and comfort.

The Metro One complex itself is known for its boutique feel, with only three levels of residences above the ground floor retail. The central location places you just moments from the Gungahlin Town Centre and the light rail, with cafés, restaurants, shopping and transport all within an easy walk.

Ideal for first home buyers, downsizers or investors, this is a standout opportunity to secure a spacious and well-located apartment in one of Gungahlin's most sought-after buildings.

Key Features:

- Approximately 60sqm of internal living
- Level two position with elevated outlook
- 2.5 metre high ceilings
- Generous floor-to-ceiling windows providing abundant natural light
- Light-filled open plan living and dining area
- Reverse cycle split system air conditioning
- Large kitchen with central island bench and abundant storage
- Quality Bosch appliances and stone benchtops
- Oversized bedroom with extensive built-in robe
- Private balcony with open, airy aspect
- Secure complex with intercom access
- Basement car parking with storage cage
- star energy rating
- Walk to shops, dining, and light rail

Stats:

Living area: 60sqm approx

Balcony area: 10sqm approx

Rates: \$1,687.85 pa

Body corp: \$1,355 per quarter

Land tax (only if rented): \$ 1,906.38 pa

Year built: 2021

Builder: Core Development.

EER: 6 stars

MORE DETAILS

Property ID	36T5GCY
Property Type	Apartment
House Size	60 m2
EER	6

Peta Barrett 0499 044 028

Licensed Agent | peta.barrett@ljhooker.com.au

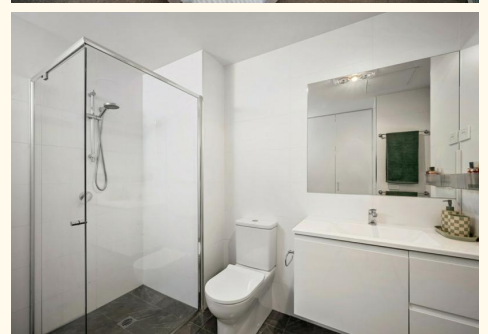
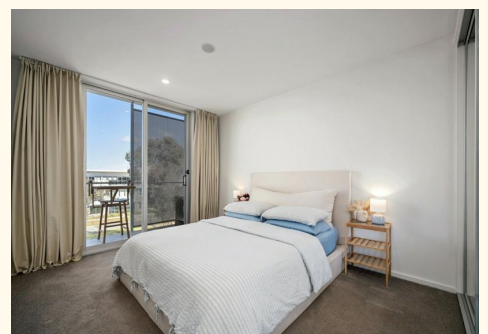
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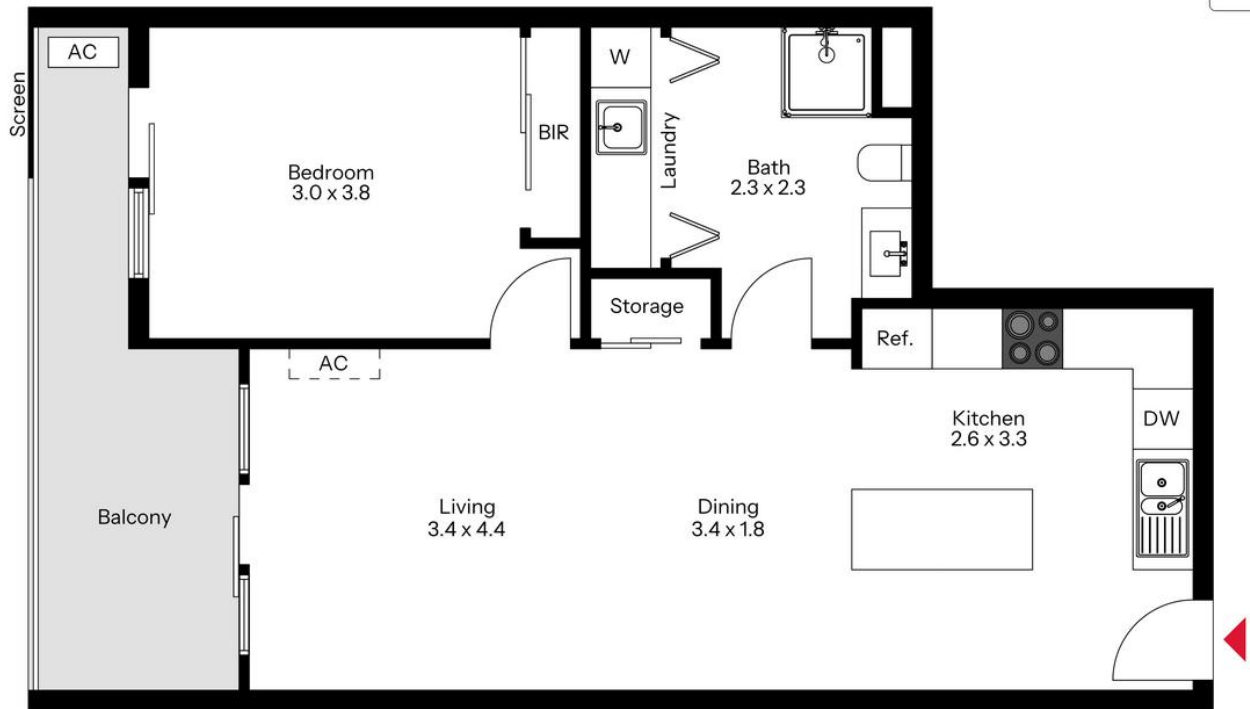
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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