



## Gungahlin, 30/1 Gungahlin Place

This is the apartment that will be a long term gem

Opportunity knocks - and if you wait too long, someone else will open that door.

This top-floor, light-filled one-bedroom apartment in the heart of Gungahlin offers more than just a great lifestyle - it's a smart, low-maintenance investment with serious long-term potential. As an investor our property managers are telling us that these are running out the door ! and need more of them . Whether you're a first-time buyer or savvy investor, this property is your chance to secure a foothold in one of Canberra's fastest-growing hubs.

Perfectly positioned within walking distance to the Gungahlin Town Centre, light rail terminal, Yerrabi Pond, and a wide array of local cafes, shops, parks, and amenities, this home offers unbeatable convenience and lifestyle appeal.

Don't overlook the opportunity in front of you - promising a strong rental return and capital growth. Act now before someone else does.



**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**  
\$275,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

At a glance:

- Generous 52m<sup>2</sup>; layout with thoughtfully designed open plan living
- Top floor position offering peace, privacy, and plenty of light
- Split system heating & cooling and an outstanding 6-star EER
- Well-appointed kitchen with stone benchtops and stainless steel appliances
- Brand new floating timber flooring and fresh paint throughout
- Spacious bathroom and oversized storage room
- Private, sunny balcony - perfect for relaxing or entertaining
- Secure basement parking plus additional off-street visitor parking
- Easy stroll to Gungahlin Town Centre, light rail, Yerrabi Pond, parks, and medical and lifestyle amenities
- Consistent high rental demand - rent potential \$500-\$520 per week

\* owner would consider staying on as a tenant.

If you're looking for an affordable way to get into the market or expand your portfolio, this is a prime example of a small investment with big potential rewards. Don't let hesitation cost you - the opportunity is real, and it won't wait around.

Contact us today to arrange your inspection or to receive more details.

## More About this Property

<b>Property ID</b>	35J0GCY
<b>Property Type</b>	Apartment
<b>House Size</b>	52 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning

### Carly Clough 0419 296 458

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