



302/45 Gungahlin Place, Gungahlin

The One-Bedroom that Lives Bigger

Some one-bedroom apartments feel compact.

This one doesn't.

302 in the Metro One complex is a two-storey loft, and the second level changes everything. It separates living from sleeping properly, which makes the space feel more like a small townhouse than an apartment.

Downstairs is open and generous. The living and dining area flow naturally, with enough space to actually furnish it properly. Not just a couch against a wall and a token dining table. Real space.

The kitchen holds its own. A proper island kitchen and storage. Stone benchtops, electric cooking, and a layout that feels practical rather than squeezed in.

Upstairs is where the apartment stands apart. The bedroom is oversized, surrounded by triple built-in robes, with a large ensuite and a study nook tucked in. It's rare to find this much usable space in a one-bedroom, particularly in Gungahlin.

2 1 1

FOR SALE
\$519,000+

AGENTS

Bri Williams
0408 787 896
bri.williams@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.



The balcony extends the living area again. Elevated, open, and positioned to catch the light later in the day. It gives you somewhere to sit without feeling like you're looking straight into someone else's apartment.

The Metro One complex itself is worth noting. It's only three storeys tall, which changes the feel entirely. No oversized towers. No resort-style facilities you're paying for but rarely use. Just a smaller, secure building with lift access and ground-floor shops below. Body corporate contributions tend to reflect that simplicity, especially when compared to larger developments across Gungahlin.

Location-wise, you're within 100 metres of Gungahlin Town Centre and the light rail. You can walk to groceries, restaurants, cafés and transport in minutes, then come home to something that still feels calm and contained.

Dual split systems keep both levels comfortable year-round. There's a single secure car space and a storage cage, which matters more than people think in apartment living.

This layout works because it understands scale.

It gives you separation.
It gives you volume.

For first home buyers, it doesn't feel like a compromise.
For investors, it stands out from standard one-bedroom stock.

It's a loft that genuinely lives bigger than it reads on paper.

The quick details:

- Two-storey loft apartment, top-floor position
- One of the larger one-bedroom layouts in Gungahlin
- Oversized upstairs bedroom with triple built-in robes
- Large ensuite plus separate study nook
- Open-plan living with a stone kitchen and electric cooking
- Dual split-system heating and cooling, one on each level
- Spacious balcony with elevated outlook
- Secure building with lift access, single car space and storage cage
- Three-storey complex with no shared facilities and generally lower body corporate contributions
- EER: 6
- Built: 2021
- Rates: TBC
- Body corporate: Admin \$922 + Sinking \$180 per qtr.
- Land tax: TBC
- Rental estimate: \$500 - \$520 per week

EER ★★★★★★

MORE DETAILS

Property ID	36DZGCY
Property Type	Apartment
Land Area	2364 m2
EER	6
Including	Air Conditioning

Bri Williams 0408 787 896

Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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