



310/48 Gungahlin Place, Gungahlin

Sun-Filled Apartment in Prime Gungahlin Location!

Welcome to this modern and effortlessly comfortable apartment, ideally positioned at 310/48 Gungahlin Place, right in the vibrant centre of Gungahlin. With 2 bedrooms, 1 bathroom, and 1 secure car space, this home offers a smart urban lifestyle that's ideal for first-home buyers, downsizers or investors alike.

Step inside to discover a generously proportioned open plan living/dining area where large windows pour in natural light, creating a bright and airy ambience. Adjacent is a well-appointed kitchen featuring stainless steel appliances, generous bench-space and ample storage - perfect for casual cooking or entertaining friends. From the living zone, sliding doors open out to a private balcony where you can relax, watch passers-by, and enjoy the connection to the surrounding community.

Location is key. You're just steps from the ever-popular café, Le Bon Mélange, located right in the complex - a real treat for coffee-lovers and a rare bonus in apartment living. Beyond that, the bustling amenities of Gungahlin Marketplace, dining precincts, nearby parks and multiple public-transport options are all within walking distance, making this a truly low-maintenance, high-convenience choice.

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FOR SALE
\$419,000+

AGENTS

Lukas Cole
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AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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.

 **LJ Hooker**

With such in-demand features and location, this property presents a rare opportunity to secure modern, inner-suburb living in one of Canberra's fastest-growing precincts.

Please give Lukas Cole 0432 289 618 for further information or to book a private inspection.

Features:

- Two bedrooms
- One Bathroom
- Built in robe in main bedroom and shelving in the second bedroom
- A/C in living room
- Balcony overlooking the Gungahlin district and park lands
- Light filled living areas
- Secure parking plus storage cage
- Stainless steel appliances
- Within walking distance to the Gungahlin center
- 3 Minutes walk to the light rail station
- 69m2 (approx)
- Balcony: 11m2
- Built: 2007

- EER: 6.0
- Body Corporate: \$3,094.00 pa approx
- Rates: \$1,856.88 pa approx
- Land Tax: \$2,214.47 pa approx

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MORE DETAILS

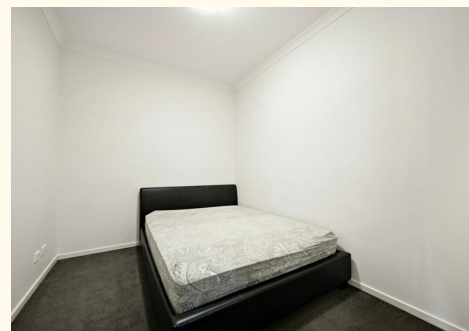
Property ID	2GX8F9Q
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Remote Garage

Lukas Cole 0432 289 618

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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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