



Gungahlin, 35/1 Gungahlin Place

A One Bedroom+ Study that doesn't stretch your budget

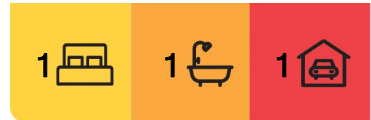
A one-bedroom apartment with a study nook and north-facing orientation.

Featuring new balcony tiles, fresh carpet, paint, and updated electrical work, this property has undergone all the necessary renovations, allowing you to reap the benefits.

A common concern from buyers when considering a one-bedroom apartment is the lack of space for a study. That's not an issue here. With a study nook/storage room, this apartment offers the flexibility for a designated dining and living area, making working from home more convenient. And when the workday is over, you can simply close the study door.

The kitchen boasts an L-shaped design with stone benchtops and ample space to move around, complemented by an electric stovetop.

The split system in the living area ensures comfort year-round, and the north-facing aspect



For Sale
\$260,000 - \$280,000

View
ljhooker.com.au/34J7GCV

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EER ★★★★★

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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.

maximizes sunlight, making the most of the warmer, longer days ahead.

With a secure tenant in place, this one-bedroom apartment + study nook offers a true set-and-forget investment opportunity.

Living in Gungahlin means being close to shops, bakeries, and excellent public transport options-the best in the capital. Gungahlin strikes a perfect balance between a bustling CBD and suburban living. Over the next 10 years, the area is set to undergo significant development, including the addition of a TAFE, a cinema, further expansion of the shopping precinct, and more residential dwellings. Originally established in 2003 as a defense suburb, Gungahlin is transforming into a thriving Business District in the 2020s.

Property Features

- Small Complex
- North facing apartment
- Laundry in the apartment (on the floorplan it says Linen)
- New balcony tiles
- Fresh Carpet
- Fresh Paint
- Pelmet curtains for black-outting the rooms
- Spacious kitchen
- Study nook/storage space
- Top floor apartment (3 floors only)
- Close to local patisserie, Le Bon Melange
- Central Gungahlin Location
- Set and forget investment with \$900 a fortnight incoming

More About this Property

Property ID	34J7GKY
Property Type	Apartment
House Size	52 m ²
EER	6
Including	Study Air Conditioning

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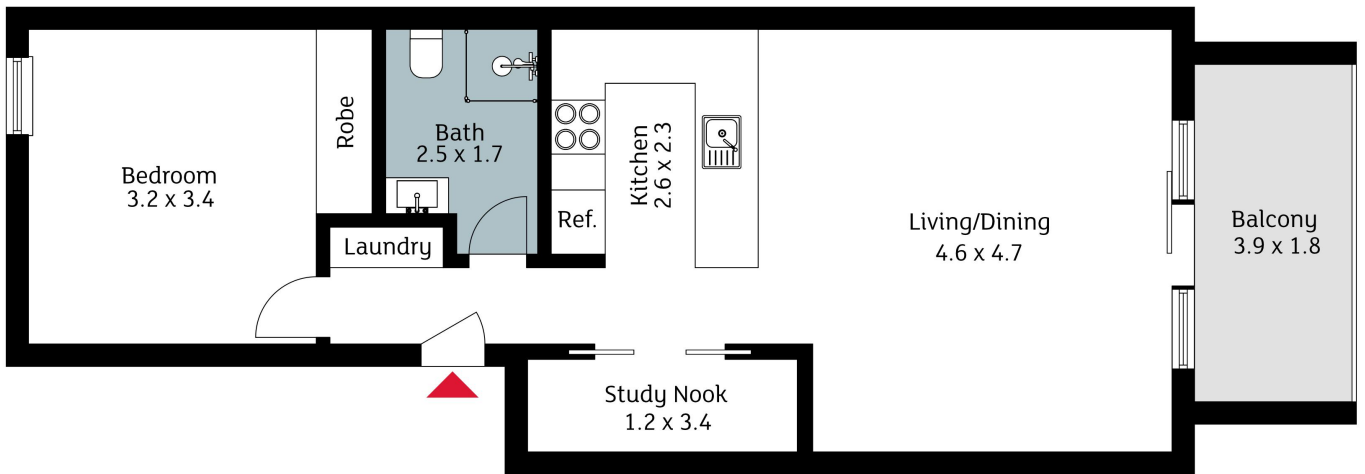
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The floorplan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquires.

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