



## Gungahlin, 4/77 Gozzard Street

### Great Entry Level Apartment in the Mezzo

In a small complex on the Gozzard street of Gungahlin lies a medium complex perfect for a first property, either to live or invest.

The 2 room space is quiet, private and with brand new carpet, ready to move into.

The main bedroom boasting light from two windows, the second room big enough for a bedroom or maybe a working from home office. The kitchen works with the hallway but also the living space making the living and dining feel bigger.

The balcony offers light from the outside but with a timber viner wall that is perfect for a furry friend or if you need to shade yourself in the afternoon.



**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.

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**For Sale**

\$415,000+

**View**

[ljhooker.com.au/33CJGCY](http://ljhooker.com.au/33CJGCY)

**Contact**

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**EER** ★★★★★★

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

On the west side of the 'Mezzo' complex. You get all the perks of large apartment living without the people being a medium density dwelling. You have access to the Rooftop Pool, BBQ area, and shared library space, for residents only.

In such a prime location, you are within walking distance to Gungahlin Marketplace which offers great food, retail, cafes and restaurants. Only a short walk away is the local favourite, Le Bon Melange Patisserie, I highly recommend the pumpkin and ricotta sausage rolls and the custard donuts, but you will have time to try the whole menu living so close by.

Please use Google maps to locate this property NOT Apple maps.

#### Features:

- \* Great first apartment first home buyer or investor
- \* Level 1 on the west building
- \* NEW Carpet
- \* Covered Balcony
- \* Double Glazed Windows
- \* 2 room (could be a bedroom or office)
- \* Storage cage
- \* Reverse cycle air-conditioning
- \* Open plan living
- \* SMEG appliances
- \* Ample storage
- \* European Laundry
- \* Soft-close kitchen drawers
- \* Rooftop pool, Common area library, BBQ facilities and pizza oven
- \* Views of Black Mountain/Telstra Tower and Brindabellas for spectacular Canberra sunset views
- \* Central Gungahlin location
- \* A short walk to the Light Rail

#### Facts:

Size: 60 sqm

EER: 6.0

Rates: \$384.00 per quarter

Land Tax \$452.33 per quarter (investors only)

Body Corp: Paid every 4 MONTHS (Trimester) \$1,299.45 per tri.



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## More About this Property

<b>Property ID</b>	33CJGCY
<b>Property Type</b>	Apartment
<b>House Size</b>	60 m <sup>2</sup>
<b>Land Area</b>	2279 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning

**Brianna Williams 0408 787 896**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4/77 Gozzard Street, Gungahlin

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