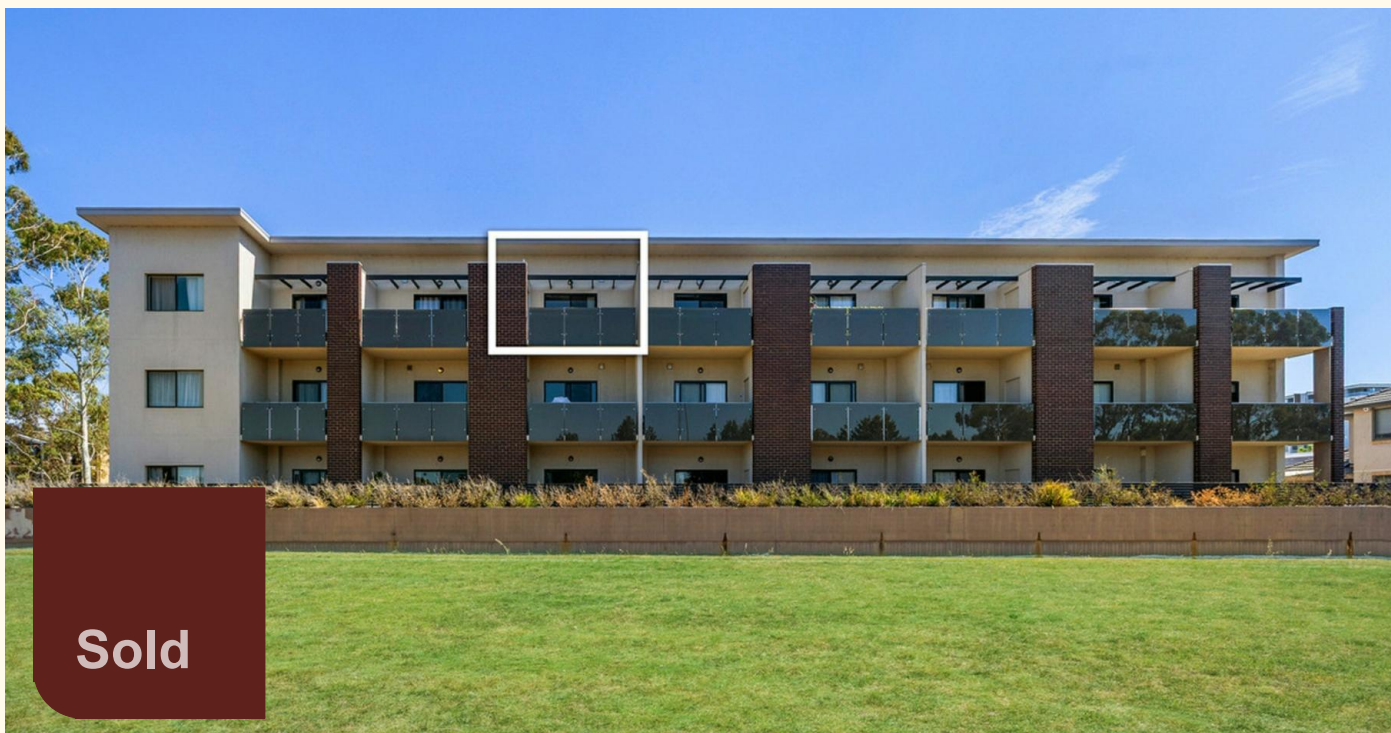




48/6 Gungahlin Place, Gungahlin

A One-Bedroom Vacant and Ready.

This is one of those apartments that just makes sense.

Top floor. North-facing. Light-filled. Central Location but not full-on CBD living, elevated enough to feel calm when you're home.

This apartment has been thoughtfully refreshed with new carpet throughout, giving it that clean, move-in-ready feel. The open living space is comfortable year-round thanks to the north-facing aspect and split-system air conditioning in the living room, while the kitchen is practical and modern with an electric cooktop.

Storage and convenience are covered with a secure underground car space and a lockable storage cage on the balcony, ideal for bikes, boxes, or seasonal extras.

Step outside and you're moments from the cafs, shops and everyday ease of the Gungahlin CBD. Morning coffee from Le Bon Melange, evening walks around Yerrabi Pond, and the tram nearby for a straight run into the city for weekend escapades.

For investors, this apartment presents a straightforward, opportunity

1 1 1

FOR SALE
\$329,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.



with strong rental fundamentals. Offering 55sqm of internal living plus a 7sqm balcony, the layout is practical, and all the tenants needs are already taken care of with heating, cooling and storage, A consistently attractive property to tenants. With an estimated rental return of \$430-\$480 per week (approximately \$22,360 - \$24,960 per annum), there is the potential for a gross rental yield above 5%, depending on final purchase price and ongoing market conditions.

Approximate holding costs are as follows:

Land tax: approx. \$584 per quarter approx.

Strata levies: approx. \$805 per quarter approx.

Rates: approx. \$450 per quarter approx.

With steady tenant demand, manageable outgoings, and a format that historically performs well in the Gungahlin rental market, this is an investment that's easy to lease and straightforward to hold long-term.

It's a smart option for first home buyers, first-time investors, or mum-and-dad investors looking for something simple, well-located, and easy to hold long-term.

At a glance

Top-floor apartment with a north-facing aspect.

New carpet throughout

Light-filled open-plan living and dining.

Split-system heating and cooling in the living room.

Kitchen with electric cooktop

Secure underground car parking

Lockable storage cage located on the balcony.

Walk-to-everything location in the Gungahlin town centre.

Close to cafs, shops, transport and Yerrabi Pond

Numbers at a Glance

Land tax: approx. \$584 per quarter.

Strata levies: approx. \$805 per quarter.

Rates: approx. \$450 per quarter.

Rental Appraisal approx.: \$460 - \$485 per week.

Year Built: 2010

MORE DETAILS

Property ID	369CGCY
Property Type	Apartment
EER	6
Including	Balcony Dishwasher Built-in-Robes

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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.

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