



51/1 Gungahlin Place, Gungahlin

## Updated One Bedroom Apartment.




Set within a quiet cul-de-sac in Gungahlin, this one-bedroom apartment is the kind of home that works well for first buyers, investors, or anyone wanting a base close to everything without feeling right in the middle of the noise.

Inside, the layout is straightforward and practical. The living space opens easily from the kitchen, creating a comfortable open plan area that feels larger than the square metreage might suggest. The kitchen itself has been updated from its original fit-out, now finished with stone benchtops and modern appliances that give the space a fresher, more contemporary feel.

The bedroom sits quietly to the side with a built-in robe, while the bathroom is positioned conveniently nearby.

A balcony extends the living space outdoors, giving you somewhere to sit with a morning coffee or unwind at the end of the day.

Where this apartment really shines is the location. Gungahlin Town Centre, the light rail, cafes, shops, and Yerrabi Pond are all within easy reach. It's the sort of spot where daily errands become a short

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**FOR SALE**  
\$245,000 - \$265,000

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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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**

walk rather than a drive.

For buyers who want a simple, well-located apartment in one of Canberra's most active town centres, this one makes a lot of sense.

#### Features

- bedroom, one-bathroom apartment with one secure car space
- Open-plan living and dining area  
Updated kitchen with stone benchtops and quality appliances  
Bedroom with built-in robe  
Private balcony  
Located in a quiet cul-de-sac pocket of Gungahlin

#### The numbers

- Body corporate: \$663 per quarter (approx.)
- Sinking fund: \$206.97 per quarter (approx.)
- Land tax: \$550 per quarter (approx. if leased)
- Living: 53 sqm (approx.)
- Rental Estimate: \$470-\$495
- Energy efficiency rating: 6 stars

### MORE DETAILS

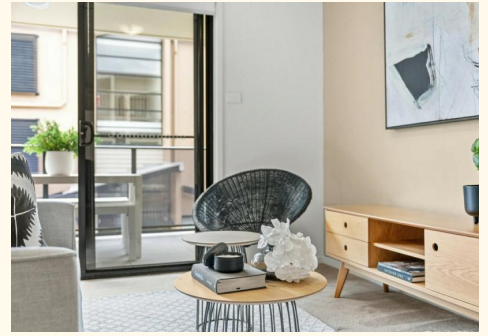
Property ID	36HZGCV
Property Type	Apartment
House Size	53 m2
EER	6

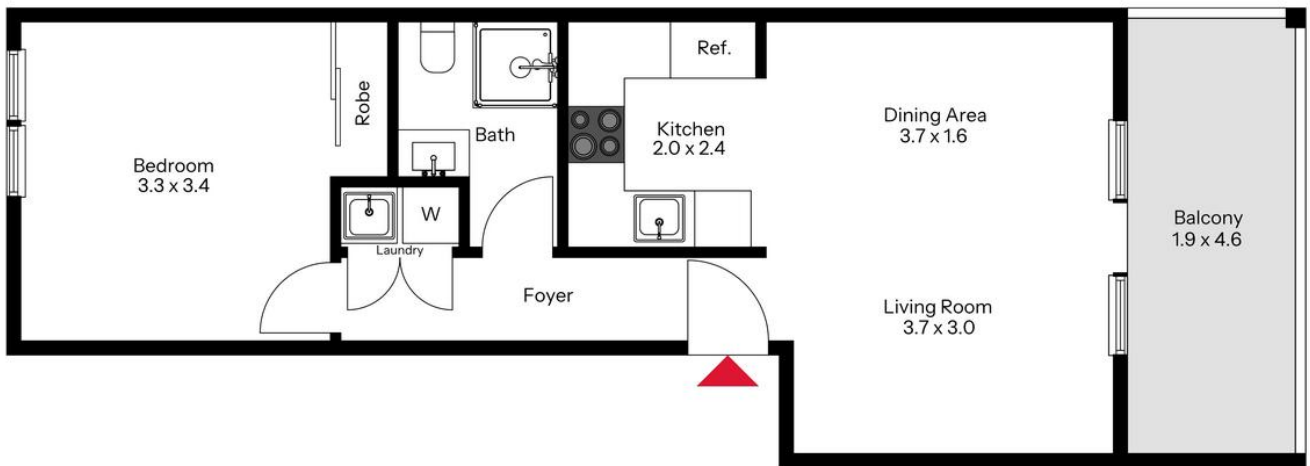
#### Bri Williams 0408 787 896

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

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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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