



64/77 Gozzard Street, Gungahlin

North Facing, 2 bed Apartment - BY APPT ONLY

If you wish to inspect this property we will be doing by appointment only. Please reach out to organise a time.

This north-facing 2-bedroom unit is the Goldilocks of apartment living - not too big, not too small. It has the perks of a pool, BBQ, pizza oven, and community areas without the overcrowding of owners ruining it. All this, and you can move in straight away.




Perfect for the First Home Buyer Guarantee Scheme and the stamp duty scheme if you're eligible.

Located in the west tower on level 4, this apartment offers stunning sunlight views for days, with a covered balcony for year-round use.

Wooden-style floorboards provide warmth throughout, complemented by carpets in the bedrooms.

Without compromising on space, you have a large living area.

Both bedrooms boast floor-to-ceiling robes, with the main bedroom featuring an ensuite. The bedrooms are situated at different ends of

2  2  2 

FOR SALE
\$450,000+

VIEW
By Appointment

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AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the apartment, ensuring privacy.

The Mezzo complex was developed by Pod Projects and built by Core Developments, whose previous projects in Gungahlin include Ruby, Jade, and the upcoming Raya.

This central Gungahlin location provides walking access to all major town center shops, restaurants, and public transport without needing a car. However, if you do have a car, you'll enjoy the security of a gated basement garage with side-by-side car parks.

Features Overview

- A 2 bedroom apartment in the central of Gungahlin
- On Level 4 of the complex (Out of 11 floors in west tower)
- Medium Density Complex with 138 dwellings
- Built by Core Development, Developed by Pod Projects
- Double glazed windows boast light from all angles of the apartment
- Central Gungahlin Location
- Electric
- North-facing covered Balcony
- Main Bedroom with ensuite and floor to ceiling built-in robes.
- Large bathroom with shower, bath combo
- Reverse Cycle split system for heating and cooling
- European style laundry
- Garaged side by side car park with storage cage
- Complex has 138 dwellings only

Size:

- Internal Living: 72 sqm
- Balcony: 10 sqm
- Total Size: 82 sqm
- Built in: 2018

Prices:

- Strata: \$1,516.00 paid every Third of the year, Trimester (Admin + Sinking)
- Rates: \$568.84 per quarter approx.
- Land Tax: \$796 per quarter approx.
- Rental Income: \$580 - \$620 per week
- EER 6 Stars

MORE DETAILS

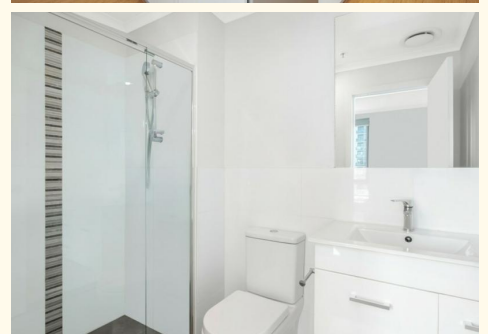
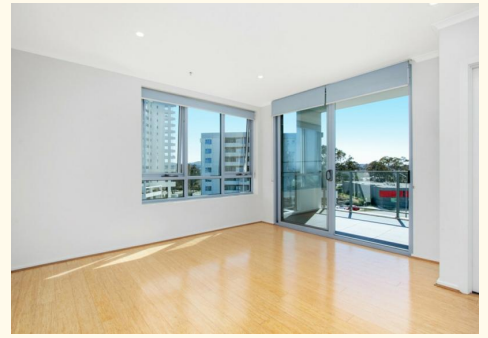
Property ID	3564GCY
Property Type	Apartment
House Size	71 m2
Land Area	2279 m2
EER	6

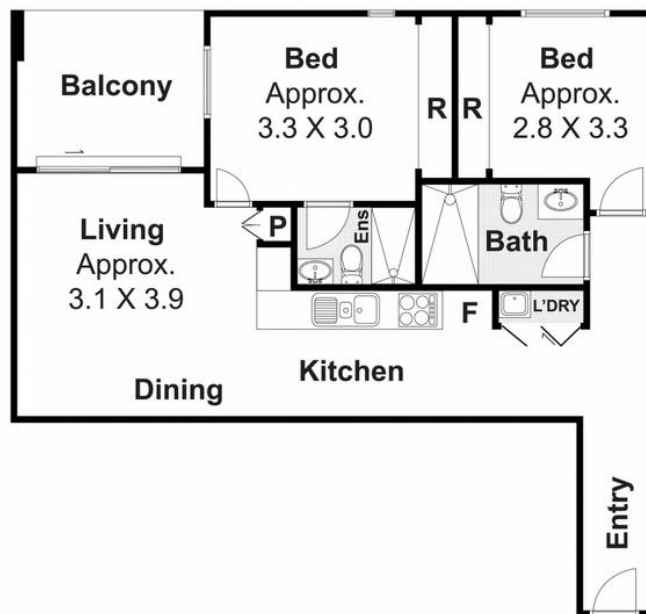
Bri Williams 0408 787 896

Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

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Measurements are approximate. Not to Scale. For Illustrative purposes only.

Unit 64 'Mezzo' 77 Gozzard Street, Gungahlin ACT 2913

