

Gungahlin, 77/70 Efkarpidis Street

Exclusive chance to own Sierra's most perfectly positioned penthouse.

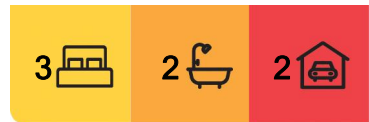
Welcome to Sierra Gungahlin's newest, which showcases the pinnacle of modern living. Elevate your lifestyle in this exquisite three-bedroom penthouse, where luxury meets convenience in one of Canberra's most vibrant communities.

Step into a world of sophistication, designed with meticulous attention to detail, every corner exudes elegance and comfort. The spacious open-plan living area is flooded with natural light from your own private, north facing wrap around balcony, offering panoramic views of the surrounding landscape. Floor to ceiling windows, high ceilings and premium finishes create an ambiance of grandeur and serenity.

The apartment has a well appointed kitchen. Equipped with top-of-the-line appliances and sleek cabinetry. Whether you're hosting a dinner party or enjoying a quiet meal, this kitchen offers the perfect blend of convenience and expansive dining space.



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.



For Sale
Please Call

View
ljhooker.com.au/2BFCFHK

Contact
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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Retreat to one of three bedrooms, each designed to provide ultimate comfort. The master suite features an en-suite bathroom and a walk-in wardrobe, offering a private sanctuary to unwind after a long day. The additional bedrooms all include spacious built in robes and are perfect for family, guests, or even a home office.

Experience outdoor living at its finest with your very own wrap around balcony. Perfect for entertaining or simply soaking in the stunning views, this private space is an extension of the penthouse's refined living. Imagine sipping your morning coffee or hosting a sunset BBQ party on the weekends.

Situated in the heart of Gungahlin, Sierra offers unparalleled access to a plethora of amenities. Enjoy the convenience of nearby shopping centers, gourmet dining, and recreational facilities. With excellent public transport links, the light rail and proximity to major roads, commuting to Canberra's CBD is a breeze.

Key Features:

- * North Facing
- *Split system air conditioning and heating in lounge room and main bedroom
- *Composite stone benchtops
- *Full height tiling in bathrooms
- * Floor to ceiling windows throughout
- *Window pelmets
- *Remote controlled room darkening roller blinds throughout (with one remote per room)
- *Walk in wardrobe in main bedroom
- * Timber floors throughout living, bedroom & kitchen areas
- * Quality Franke appliances with 5-year warranties
- * Euro Style Laundry
- * Outdoor Taps on each balcony
- * NBN enabled building
- * Extra double power outlets throughout the apartment
- * Secure 2 car space basement parking
- * Short walk to Gungahlin's many shopping and dining options
- * Within a 5 minute stroll to the light rail stop
- * Easy access to the many parks and lifestyle choices Gungahlin offers

Your New Home Awaits

Don't miss the opportunity to own a piece of luxury in one of Gungahlin's most sought-after addresses. The three-bedroom penthouse at Sierra is more than just a home; it's a statement of refined living. Contact us today to schedule a private viewing and take the first step towards making this extraordinary penthouse your own.

Property Address: 77/70 Efkarpidis Street, Gungahlin.

Home size: 92m2 Total living space and 37m2 Balcony.

Strata Fees: \$2,981.84 p.a (approx.)

EER: 6.0 stars

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

More About this Property

Property ID	2BFCFHK
Property Type	Apartment
EER	6
Including	Ensuite

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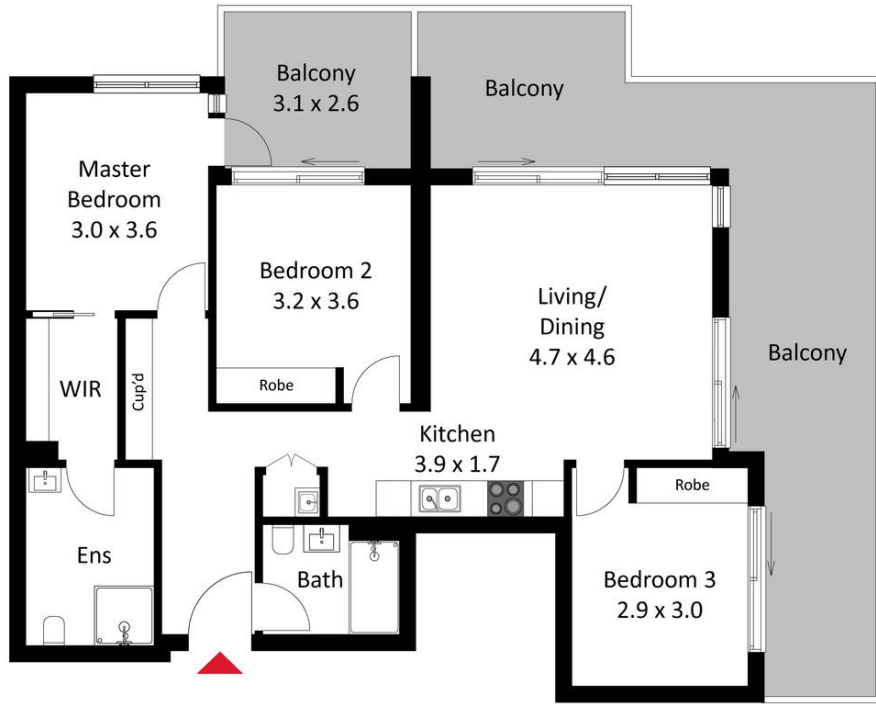
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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