



# Gungahlin

## Brand New Town Centre Living at Sierra

PRICE DROP! \$540,000+

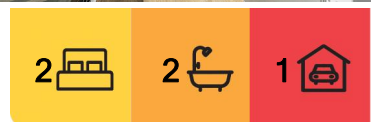
Built by Canberra's leading residential team, Chase Constructions, the Sierra complex of only 152 apartments provides the combination of a desirable location and also a functional floorplan suitable for both Occupiers and Investors.

With dual key access through two individual courtyards for the ultimate privacy, this apartment offers options to its owners for living or leasing:

- \* Brand new Eastern tip of the complex
- \* Extra Variations included in the build by the Purchaser to enable a kitchenette to be easily installed for autonomous dual living
- \* NBN enabled building
- \* One block to the Light Rail Station for seamless travel into the City
- \* Drone delivery enabled with a built-in Drone landing pad



**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**  
\$540,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- \* Franke appliances with 5 year warranties
- \* Short walk to Gungahlin's many shopping and dining options
- \* Balcony access from living and bedroom
- \* Stone benchtops
- \* Double glazed floor to ceiling windows
- \* One allocated secure basement car space + storage cage
- \* Close to Burgmann Anglican School & Gungahlin College

Facts and Figures:

- \* Internal size: 70sqm approx
- \* Build year: 2024
- \* EER: 6
- \* Rates: \$415 p/q approx
- \* Land Tax: \$510 p/q approx
- \* Body Corp: \$906 p/q approx

## More About this Property

<b>Property ID</b>	2BD2FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Ben Jones 0420863351**  
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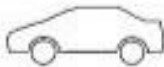
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B 409 / 2 BED / 2 BATH	
Area Type	Area
LIVING	72 m <sup>2</sup>
BALCONY	8 m <sup>2</sup>



NORTH

