



## Gungahlin, 95/56 Ernest Cavanagh Street

### Easy Living Starts Here

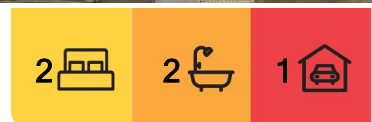
Spacious, stylish, and set in the heart of Gungahlin, this two-bedroom apartment offers a level of comfort and convenience that's hard to find. The master bedroom boasts its own ensuite, while the second bedroom enjoys direct access to the main bathroom-providing privacy and practicality.

Freshly laid carpets add warmth to the open-plan living area, which flows seamlessly onto a large balcony-ideal for relaxing or entertaining. The well-equipped kitchen features quality appliances, ample bench space, and plenty of storage, making everyday cooking effortless. A European laundry and a separate toilet enhance the apartment's functionality, while secure building access and lift convenience complete the package.

With Marketplace Gungahlin, cafes, dining, and the light rail at your doorstep, everything you need is within easy reach. Whether you're a first-home buyer, downsizer, or investor, this is a standout opportunity in a prime location.



**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**  
\$515,000+

**View**  
[ljhooker.com.au/35APGCY](https://ljhooker.com.au/35APGCY)

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**EER** ★★★★★★

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

Features:

- Two-storey design for added space and separation
- 102sqm living
- Fresh new carpets
- Two spacious bedrooms, each with built-in robes
- Two bathrooms plus a separate powder room downstairs
- Large tiled balcony
- Open-plan living and dining area filled with natural light
- Full-size kitchen with stone benchtops, electric cooking, and dishwasher
- Reverse cycle split system
- European laundry with included dryer
- Secure ground level car space directly under the building
- Storage cage in the garage.

Proximity to Amenities:

- Gungahlin Marketplace: 2-minute walk
- Gungahlin College: 5-minute walk
- Gungahlin Library: 3-minute walk
- Gungahlin Place Medical Centre: 4-minute walk
- Yerrabi Pond District Park: 5-minute drive
- Canberra CBD: 18-minute drive
- Light rail stop: 3-minute walk

## More About this Property

Property ID	35APGCY
Property Type	Apartment
House Size	106 m2
EER	5.5
Including	Air Conditioning Electric Cooking

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Upper Level



Lower Level

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.

95/56 Ernest Cavanagh Street, Gungahlin

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