



2/69 Hall Best Lane, Gungahlin

## Same same but different.

An apartment with NO body corporate, yep you heard that right.

NO STRATA, NO BODY CORPORATE for 2/69 Hall Best Lane, Gungahlin.

This is not just another one-bedroom in Gungahlin.

It's the kind buyers quietly hope exists...and rarely find.

Set within a boutique arrangement, known in Gungahlin region for their unique set ups. Two dwellings on the one block. The only point of connection to the neighbour? A shared garage wall tucked neatly beneath the home, no living spaces joined, no noise transfer, no compromises.

Inside, you'll find 61sqm of designed living that feels generous. The open-plan layout flows effortlessly from lounge to dining, spilling out onto a sunny balcony. The bedroom is oversized, finished in soft neutral tones with built-in storage. The kitchen is modern and practical, featuring stainless steel appliances, electric cooking and excellent storage, everything exactly where you want it.

1 1 1

### FOR SALE

Please Call

### AGENTS

Bri Williams  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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.



What truly sets this home apart, though, is the private single garage with secure internal access and a low-maintenance 35sqm courtyard complete with patio space and garden shed. It's rare to find this level of outdoor flexibility in a one-bedroom, and rarer still without ongoing strata costs.

Location-wise. The Light Rail is a short stroll away, close enough for effortless commuting, far enough to avoid the noise. Gungahlin Town Centre's cafés, shops, restaurants and services are just minutes from your door, making this an ideal home base or a rock-solid investment.

With a potential rental return of \$440-\$460 per week and no body corporate fees, this property stacks up exceptionally well for owner-occupiers and investors alike.

The apartment life without the noise, money. A great first home, investment.

#### Property Features:

- Open-plan living with balcony access
- Central full-size kitchen with electric cooking
- Spacious bedroom with built-in robe
- Well-proportioned bathroom with integrated laundry
- Split system heating and cooling
- Ducted vacuum system
- FTTN internet connection
- Single car garage with secure internal entry (19sqm)
- Private courtyard (approx. 35sqm) with patio & garden shed
- Excellent under-stair storage
- Close walk to Light Rail stop to Gungahlin Central and Canberra City
- Rental estimate: \$480-\$520 per week

#### Number Features:

- Living: 61sqm
- Balcony: 9sqm
- Garage: 19sqm
- Courtyard: 35sqm
- Rates: \$552.95 per quarter
- Built: Approx. 2010

## MORE DETAILS

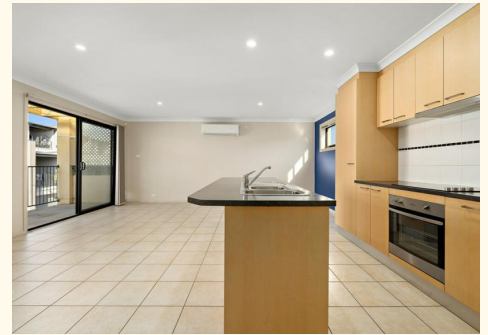
Property ID	369EGCY
Property Type	Townhouse
EER	5
Including	Air Conditioning

**Bri Williams 0408 787 896**

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First Floor



Ground Floor

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.

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