



46 Sarre Street, Gungahlin

Spacious two-bedroom apartment with no strata fees!

46 Sarre Street is an exceptional two-bedroom apartment located within 300m of Gungahlin CBD. Perfect for first home buyers, investors or anyone looking for a cost-effective base in Canberra. And, there are no strata fees to pay!

This versatile, low-maintenance apartment offers an open plan living/dining, full kitchen, two-way bathroom, balcony and a single lock-up garage with internal access.

The kitchen is quite spacious and includes stone benches, electric fan-forced oven, electric cook top and dish washer.

Reverse cycle split-system air conditioning and electric hot water are also included.

This is a low-maintenance property that offers privacy, convenience and affordability all within 300m of the Gungahlin CBD and the light rail.

In brief:

2 1 1

FOR SALE

\$499,000+

VIEW

By Appointment

AGENTS

Jeff Shortland

0417 483 627

jeff.shortland@ljhooker.com.au

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.

LJ Hooker

Two bedrooms
Open-plan living & dining
• way bathroom
Contemporary kitchen
Stainless steel appliances
Stone bench tops
Electric fan-forced oven & electric cooktop
Dish washer
Single lock-up garage with internal access
Split system air conditioning
Electric hot water
Living area 67.3sq/m
Balcony 7.6sq/m
Garage 25sq/m
Construction 2007
EER 4.5.
NBN: FTTP
Rates: \$648 per qtr approx.
Land tax: \$825 per qtr approx. (if rented)

For further information or to arrange an inspection:

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MORE DETAILS

Property ID	37ACGCY
Property Type	Unit
House Size	109 m2
Land Area	110 m2
EER	4.5

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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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