



## Gungahlin, 106/38 Gozzard Street

Love the Location, Lifestyle & Light Rail

Located in the heart of the Gungahlin Town Centre this one-bedroom apartment offers space and convenience. Ready to move in and enjoy the great benefits of this fantastic location. The light rail, an array shopping options, and many other amenities are all on your doorstep.

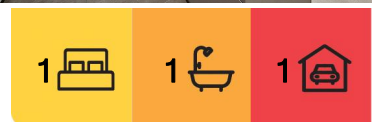
Bright and spacious throughout this apartment has plenty of storage options including a walk-in robe in the bedroom. The functional kitchen is open with the living and dining area that all opens to the balcony.

A single secure car space completes this neat property, but with a location as good as this you won't be clocking up the miles on your car.

Here at Carnaby you are not just buying an apartment you're buying a lifestyle. Call for an inspection today!



**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**  
\$349,000

**View**  
[ljhooker.com.au/HP00SF8H](http://ljhooker.com.au/HP00SF8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)  
**Joy Patel**  
0499 912 090  
[jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477



- \* Reverse cycle split system
- \* Open kitchen, living and dining
- \* Kitchen with stone benches and dishwasher
- \* Large balcony and privacy screens
- \* Bedroom with walk in robe
- \* Large bathroom
- \* European laundry
- \* Single secure car space and storage
- \* Light rail on your doorstep
- \* Located in the heart of the Gungahlin Town Centre

- \* Year Built: 2006
- \* Living Size: 58sqm
- \* Courtyard Size: 10sqm
- \* EER: 6.0
- \* Rates: \$1,934 p.a.
- \* Strata: \$6,134 p.a.
- \* Land Tax: \$2,486 p.a. (investors only)

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

<b>Property ID</b>	HP00SF8H
<b>Property Type</b>	Unit
<b>House Size</b>	58 m <sup>2</sup>
<b>EER</b>	6

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

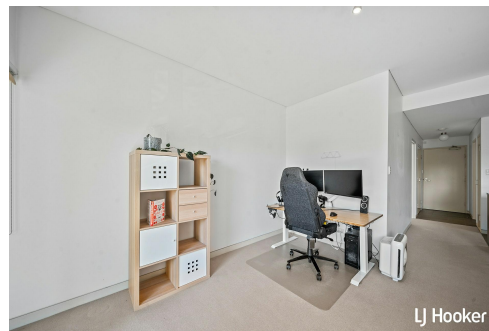
**Joy Patel 0499 912 090**

Sales Agent | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

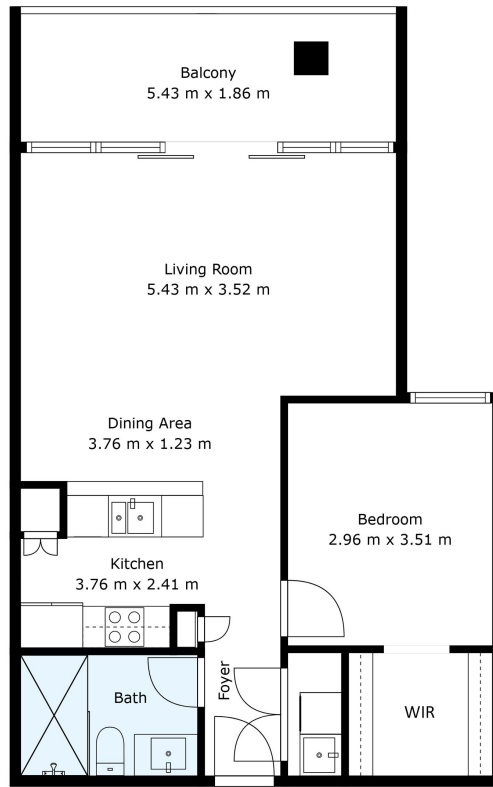
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**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.

**LJ Hooker Belconnen**  
**(02) 6251 1477**



## 106/38 Gozzard St, Gungahlin



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
Real Estate