



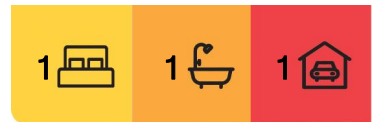
## Gungahlin, 306/38 Gozzard Street

Large One Bed In Small Complex in Central Gungahlin

Welcome to 306/38 Gozzard Street, a stylish and well-appointed one-bedroom apartment in the sought-after Carnaby development. This home offers a private outlook and a generous 54m<sup>2</sup> of internal living space, making it larger than many comparable 1 bed units in the area.

Positioned on a single level, this residence provides an elevated sense of privacy, with no direct neighbours overlooking. The open-plan layout flows seamlessly to a 10m<sup>2</sup> private balcony, perfect for year-round enjoyment.

Take advantage of the unbeatable Gungahlin Town Centre location, with shops, restaurants, medical facilities, and the light rail station just moments away. This apartment is available furnished if desired, making it an excellent option for owner-occupiers, investors, or those looking for a perfect Airbnb opportunity in a prime location.



**For Sale**  
\$360,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★



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

**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.

#### Key Features:

- Spacious 54m<sup>2</sup>; single-level design with open-plan living and dining
- Private West-facing outlook, no direct overlooking neighbors
- 10m<sup>2</sup>; private balcony with adjustable shutters for privacy and weather protection
- Stone-benchtop kitchen with Fisher & Paykel appliances, ample storage, and included fridge
- Generous bedroom with built-in robe
- Modern bathroom with full-height tiling with washing machine and dryer European style laundry
- Wall-mounted split system air-conditioning for year-round comfort
- Flexible settlement options
- Available furnished if desired - perfect for Airbnb or a turn-key rental investment

#### Development & Location Highlights:

- Lift access from basement and ground level to the front door
- Secure basement car park (single allocated space) with intercom access
- Fast NBN (FTTP) connectivity
- Pet-friendly complex (subject to strata notification)
- Located in the heart of Gungahlin Town Centre, with cafes, shops, supermarkets, and medical facilities at your doorstep
- Close to public transport, including the light rail to Canberra City and future Woden expansion

#### The Numbers: (Approx.)

- Internal living space: 54m<sup>2</sup>;
- Balcony: 10m<sup>2</sup>;
- Rates: \$1,986 p.a.
- Strata levies:
- Land tax (investors only): \$3,772 p.a.
- Rental return: \$490 per week
- EER: 6 stars
- Year built: 2006
- Development name: Carnaby West

#### Want to know more?

Be sure to watch our detailed walkthrough video before and after your inspection-it's like having a 24/7 salesperson giving you a full tour of the home, car park, and storage areas.

To receive a digital brochure with all details, the full contract, and buyer-friendly sales campaign info, simply send us an email with your full name and mobile number, and we'll automatically send it to you.

Don't miss this modern and spacious apartment in one of Gungahlin's best locations-enquire today!



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 359YGCY   |
| <b>Property Type</b> | Unit  |
| <b>House Size</b>    | 54 m <sup>2</sup>   |
| <b>Land Area</b>     | 2346 m <sup>2</sup>   |
| <b>EER</b>           | 6   |
| <b>Including</b>     | Air Conditioning<br>Tile<br>Carpet<br>Electric Cooking<br>Open Plan |

**Bri Williams 0408 787 896**

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

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