




32/75 Kate Crace Street, Gungahlin

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Brand New Townhouse | Light-Filled Living, Excellent Cross-Ventilation & Walk-Everywhere Convenience

This beautifully appointed oversized two-bedroom townhouse is Brand New enjoys a desirable east-west orientation, thoughtfully designed to capture beautiful natural light throughout the day while promoting refreshing cross-ventilation across the home. Perfectly positioned opposite the Mulanggari Grasslands on the fringe of the Gungahlin CBD, it offers the ideal combination of contemporary style, energy-efficient living and unbeatable convenience to local shops, attractions and schools.

Inside the home, you are met with airy interiors enhanced by expansive double-glazed windows to maximise efficient energy usage. The thoughtfully designed open-plan layout allows natural light to flow effortlessly from one side of the home to the other, creating a fresh, inviting atmosphere that feels spacious and comfortable all year round.

At the centre of the home, the stylish contemporary kitchen is both

FOR SALE
By Negotiation

VIEW
Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS
Ben Jones
0420863351
ben.jones@ljhookerprojects.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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**

functional and inviting, making everyday living and entertaining effortless with a flow out onto both East and West facing courtyards.

Home Features

- Desirable east-west orientation providing abundant natural light throughout the day
- Thoughtfully designed layout encouraging natural airflow and cross-ventilation
- Two private and usable courtyards off the living and dining areas
- Contemporary kitchen with generous breakfast bar
- Modern electric cooktop and oven
- Dishwasher
- Double sink with ample bench preparation space

Comfort & Convenience

- Double-glazed windows for year-round comfort, energy efficiency and acoustic insulation
- Electric split system heating and cooling
- Secure lock-up garage with storage space
- Low body corporate fees compared with other Gungahlin Unit complexes

Location Highlights

- " 5 minute walk to two Light Rail stops
- " Moments from Gungahlin Town Centre and its cafés, restaurants, supermarkets and medical facilities
- Short stroll to Burgmann Anglican & Gungahlin College

Whether you're a first home buyer looking for a quality start, an investor seeking excellent depreciation benefits or a downsizer wanting a brand-new home without compromise, this outstanding residence offers comfort, convenience and lasting value in one of Gungahlin's most connected locations.

Essentials (Approx.)

- Built: 2025
- Internal Living: 99sqm
- External Living: 33sqm
- Total Living: 132sqm
- Rates: \$699 per quarter
- Strata: \$525 per quarter
- " Land Tax: \$1,540 per quarter (Investors only)
- " Rental Estimate: \$600—\$650 per week
- EER: 6

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER 

MORE DETAILS

Property ID 2FYPFHK
Property Type Unit
EER 6

Ben Jones 0420863351

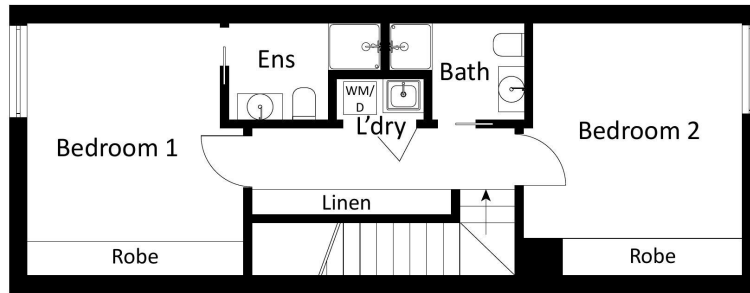
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

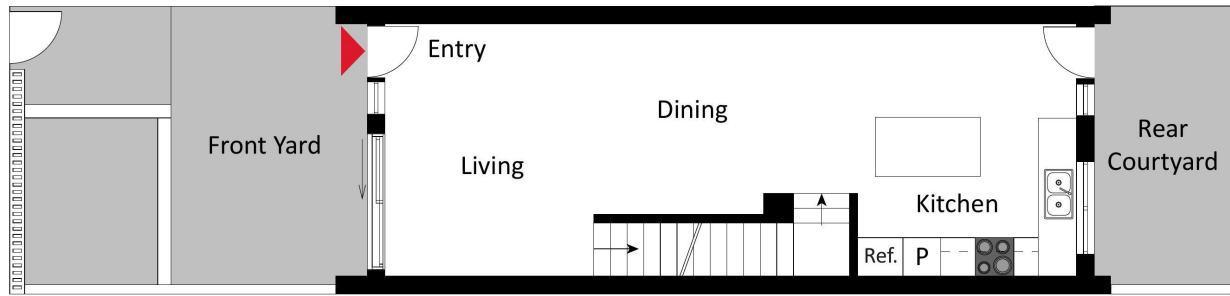
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



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Level One



Ground Level

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.