




4/90 Gozzard Street, Gungahlin

## Spacious Starter or Savvy Investment

**FIND.** Perfectly positioned in the heart of Gungahlin, this freshly updated one-bedroom apartment offers a lifestyle of convenience and comfort. With its generous proportions, modern finishes, and easy ground-floor access, it's an ideal choice for downsizers, first home buyers, or investors seeking a low-maintenance opportunity in a thriving precinct.

**LOVE.** Recently painted and carpeted, the apartment is move-in ready and boasts two large living spaces that flow to a private courtyard, perfect for relaxing or entertaining. The nicely positioned kitchen with electric cooking, a huge bathroom, and reverse-cycle split system ensure everyday comfort, while the built-in robe in the bedroom maximises storage. Secure intercom access adds peace of mind.

**LIVE.** Enjoy the unbeatable convenience of being only moments from Gungahlin Town Centre's cafés, restaurants, shopping, and light rail connections. Whether you're looking for a smart investment or a stylish and easy-care first home, this property delivers on location and lifestyle.

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**FOR SALE**  
\$370,000+

### AGENTS

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### AGENCY

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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**

## ABOUT THE AREA

### Local Transport:

- Light rail and buses to the City CBD
- Easy access to major arterial roads

### Shopping & Dining:

- Gungahlin Marketplace
- Local cafes, restaurants & gyms
- Nearby Yerrabi Pond for leisure and walks

### Schools & Education:

- Burgmann Anglican School
- Gungahlin College
- Palmerston District Primary School

## OVERVIEW

- 1 bedroom with built-in robe
- 2 large living areas with great natural light
- Freshly painted & new carpet
- Huge bathroom
- Nicely positioned kitchen with electric cooking
- Reverse-cycle split system
- Private balcony courtyard
- Secure intercom access
- Ground floor unit

## SIZE/RATES:

Living Size: 80sqm approx.

Rates: \$1,996 p.a approx.

Land Tax: \$2,461 p.a approx.

Body Corporate: \$1,278 p.q approx.

EER: 5.5

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## MORE DETAILS

Property ID	1HV2F9U
Property Type	Unit
House Size	80 m2
EER	5.5

### **Olivia Schultz 0415 366 287**

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Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

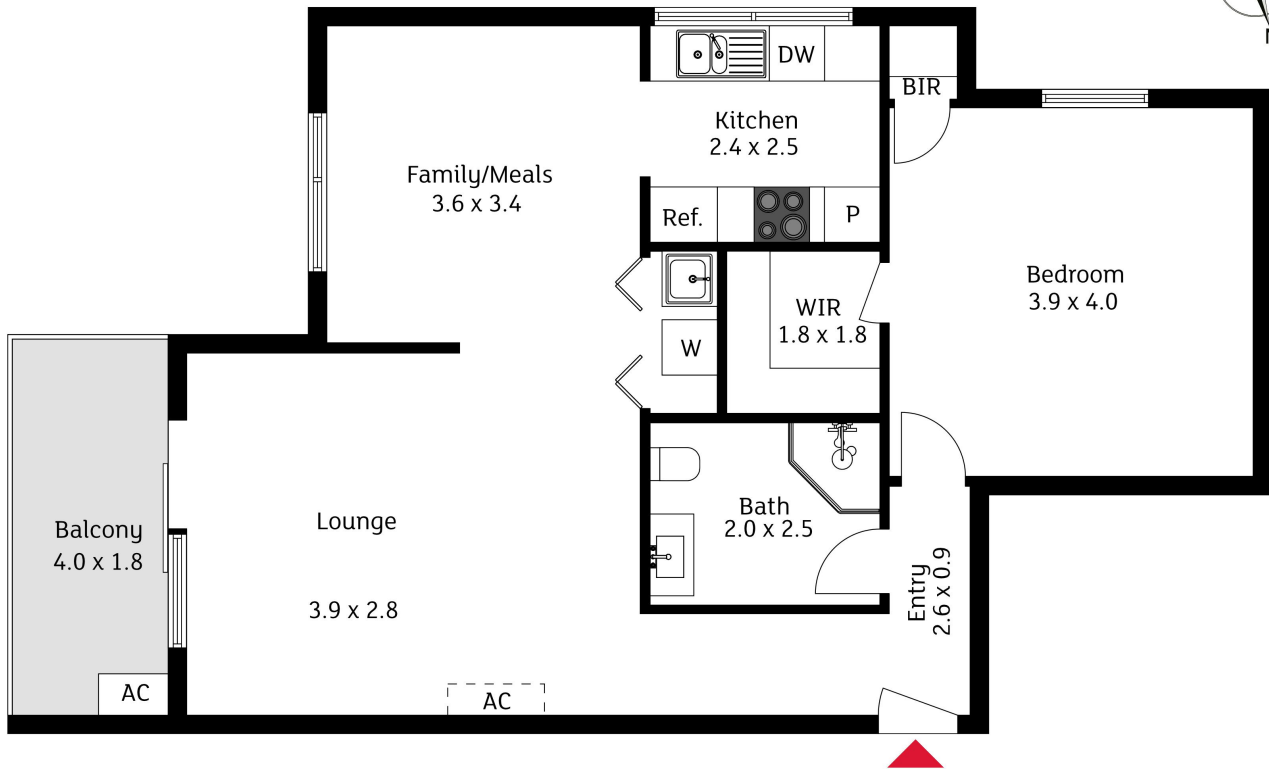
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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