

203/38 Gozzard St, Gungahlin, ACT, 2912

STONE

Apartment For Sale

Wednesday, 11 December 2024

203/38 Gozzard St, Gungahlin, ACT, 2912

Type: Apartment



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Perfectly positioned in the heart of the marketplace

This fantastic two-bedroom apartment in Carnaby offers the perfect blend of style and functionality. Spread across two levels, it features a modern design that maximizes space and light. The grand open-plan layout creates a sense of spaciousness, ideal for both relaxation and entertaining. With its sleek interiors and prime location in the heart of Gungahlin Town Centre, this home offers an ultra-convenient lifestyle, placing shopping, dining, and transport options right at your doorstep. A truly impressive property for those seeking modern living with unparalleled convenience.

Features Overview:

- NBN connected with FTTP
- Age: Built in 2008
- Located on the doorstep of the Gungahlin marketplace
- Units plan number: 2983
- EER (Energy Efficiency Rating): 6 Stars

Development Information:

- Name of development: Carnaby
- Number of buildings in development: 73
- Strata management: Vantage Strata

Sizes (Approx):

- Internal living: 95 sqm
- Balcony: 8.6 sqm
- Total: 103.6 sqm

Prices:

- Strata levies: \$2,227.50 per quarter
- Rates: \$525.92 per quarter
- Land Tax (Investors only): \$528.97 per quarter
- Conservative rental estimate (unfurnished): \$570-\$590 per week

Inside:

- Located on level 2 with lift access
- Open plan living area and spread over two levels
- Modern kitchen with stone benchtops, ample bench space
- Powder room with European style laundry downstairs
- Master bedroom with ensuite and built-in robe
- Spacious second bedroom with built-in robe
- Main bathroom with large shower
- Updated flooring throughout the home

Outside:

- Secured double car park
- Secure lift access
- Intercom access
- Located above Gungahlin Marketplace
- Short stroll to public transport

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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