

**23/6 Gungahlin Pl, Gungahlin, ACT, 2912**



**Apartment For Sale**

Friday, 17 January 2025

23/6 Gungahlin Pl, Gungahlin, ACT, 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Spacious Ground Level apartment with Two Courtyards, low strata cost

PLEASE NOTE, VIRTUAL FURNITURE IS APPLIED TO PHOTOS TO HELP DISPLAY HOW TO ORGANIZE THE ROOMS

A short walk from the hustle and bustle of the Gungahlin Town Centre, with its abundance of cafe's, restaurants and shops is this lovely ground floor, one-bedroom apartment that features two courtyards.

As soon as you walk through the door you will appreciate the warmth and tranquil feel of this home; with modern appliances to the kitchen, open plan living/dining, large courtyard that flows from the lounge area and down the other end is the generously sized bedroom with a built-in robe and its own private courtyard.

This home boasts brand-new carpet and appliances that have been updated within the last five years, offering significant cost savings for the next owner.

It is currently leased for \$450/week until Dec 15th, 2025. This is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features:

- Convenient location
- Ground Level
- Two courtyards
- Single Level floorplan
- Newly laid carpet
- Open plan living and dining area
- Stainless Steel Appliance all updated within past 5 years
- Stone benchtop
- Bedroom with built-in robes
- R/C Air conditioner
- Underground secure carpark

Particulars (all approx.)

Living 54 m<sup>2</sup> + Courtyard 18 m<sup>2</sup> + Courtyard 9 m<sup>2</sup> = 81m<sup>2</sup>

Year Built: 2010

Current Rent: \$450/week until Dec 15th 2025

Strata: \$805/quarter (including sinking)

Rates: \$439/quarter

Landtax: \$563/quarter (Only apply if leased)

EER: 5.0

DISCLAIMER:

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