

**42/43 Hibberson St, Gungahlin, ACT, 2912**



**Apartment For Sale**

Thursday, 9 January 2025

42/43 Hibberson St, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Spacious Home with Brand New Floorboards in an ultra-convenient location

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

Perfectly positioned just steps from the light rail station, this family-friendly villa offers unparalleled convenience and comfort. Situated in the vibrant heart of Gungahlin Town Centre, it is surrounded by access to all the shops, restaurants and cafes, transport options, schools and other amenities. This lovely home offers the ultimate convenience and comfort and waits for the new owner to move in!

Located on Level 2, this apartment features spacious open-plan living and dining areas that lead to a generously sized balcony, perfect for entertaining guests. The main bedroom is generously proportioned with built-in robe. A second multipurpose room adds further versatility and space.

The well-appointed kitchen exudes elegance, featuring stone benchtops and stainless steel appliances that effortlessly streamline your culinary endeavors.

This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

### Features:

- Ultra-convenient location
- Newly installed floorboards
- Open plan living and dining area
- Stainless Steel Appliance
- Stone benchtop
- Bedroom with built-in robes
- R/C Air conditioner
- Secure car park with storage unit
- European-style laundry including dryer

### Particulars (all approx.)

Living 65 m<sup>2</sup> + balcony 14 m<sup>2</sup>

Year Built: 2006

Rent estimate: \$/week

Strata: \$1,245/quarter (including sinking)

Rates: \$414/quarter

EER: 6.0

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