




39/1 Gungahlin Pl, Gungahlin, ACT 2912**Sold - 30/06/2020**Apartment 1  1  1 **Investors! 7% + return**

The owners have given clear instructions, \$260,000 and the property will be sold! For any investor this should be music to your ears, with the property currently rented for \$360 per week which would fetch approximately a 7.2% rental yield return.

Open for Inspection

By Appointment.

Located in a prime location makes this unit attractive to tenants all year round. With everything at the properties door step gives a you an optimum lifestyle, being a short stroll away from the Gungahlin town centre with its expanding bars, cafes, restaurants & shops the light Rail terminal and the Yerrabi pond, all which a just many reasons tenants will always look to rent your unit.

But it's not just the location of where you are but the quality of the property being equally as impressive. This spacious open plan apartment offers a good-sized bedroom with two large built-in-robos, separate study area which could work as an office or storage area and a generous sized kitchen. The kitchen has modern stainless-steel appliances, granite bench tops, plenty of cupboard and bench space which flows into a spacious combined lounge/dining room with a fitted reverse cycle aircon unit for all year-round comfort and your own private balcony.

Features include:

- Good sized bedroom segregated from living areas with two built-in-robos
- Generous sized kitchen with plenty of kitchen bench and storage space
- Main bathroom with shower, vanity and toilet
- European style laundry with dryer included
- Separate study area
- Spacious open plan lounge/dining room
- Reverse cycle air-conditioning unit
- 8m2 of balcony, North facing
- 1 basement car park space
- Intercom access to building for guests
- Walking distance to public transport, shops, doctors, recreation facilities, Yerrabi pond etc.

Living area: 52m2 approx.

Balcony area: 8m2 approx

Listed By

Mathew Kocic

Shan Gao

