



## Quality fully fitted out unit in the heart of Gungahlin available ...

For Sale

\$630,000 Exc. GST  
For Sale

Offices • Retail

Centro, 48 Gungahlin Place, Gungahlin, ACT 2912

**Floor Area:**

71 m<sup>2</sup>



## Property Description

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- **71sqm of internal space**
- **1 dedicated car parking space**
- **Strong consumer footprint**

The Location:

Unit G10 is centrally located on Gungahlin Place that intersects both Anthony Rolfe Avenue and Bruning Street. The unit is conveniently located within walking distance to plenty of local amenity including gyms, cafes, grocery stores and hairdressers and is only a stone's throw away from Gungahlin's CBD.

With easy access to public transport (light rail / bus routes) and a strong government workforce that provides a solid consumer footprint right at your doorstep, this opportunity within Gungahlin is one to closely monitor.

The Opportunity:

A rare find in the Gungahlin Town centre, this fully fitted out professional office suite will fit a broad range of uses. Run your office, set up a beauty salon or invest for the future.

A broad Lease purpose allows for multiple uses giving the property flexibility and the location and ease of parking around the site will be a benefit to both the occupants and their clients.

Stocks of commercial property to purchase are at an all-time low and there is very little on the horizon to alleviate the shortage.

48 Gungahlin Place offers a spacious 71sqm of internal space to market and comes with a quality existing fit-out that is ready to occupy immediately. Filled with an abundance of natural light, and centrally located within walking distance to plenty of local amenity, this commercial offering is one not to be missed.

Contact Angus Baker today on 0458 901 399 for more info or to organise an

## Additional Details

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**Tenure Type**      **Car Spaces**  
Vacant Possession    1

**Zoning**  
CZ5 Mixed Use  
Zone

Centro, 48 Gungahlin Place, Gungahlin, ACT 2912



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