

**1203/90 Swain Street, Gungahlin, ACT 2912**

ARCHER

**Apartment For Sale**

Tuesday, 21 May 2024

1203/90 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sohail Awan  
0494061714

**\$750,000+**

This three-bedroom apartment on 12 floor ticks all the boxes. With a well-designed layout, it's perfect for easy apartment living. You'll find everything you need here, from year-round comfort with air conditioning to a balcony where you can relax and entertain. Let's talk about the perks: a sleek kitchen with modern appliances and plenty of storage, plus a spacious balcony for those fresh breezes. And the best part? You'll have access to fantastic amenities like a rooftop terrace with stunning views, a cinema, Pool, Outdoor gym, and more. Now, about the location: The Establishment is strategically placed to connect you seamlessly with Gungahlin and Canberra's CBD. Imagine living just a short stroll away from Marketplace Gungahlin, the light rail terminal, and beautiful parks. When it comes to buying, we believe in fairness and confidentiality. All offers are kept confidential to ensure everyone gets a fair chance. So, if you're interested, reach out to the agent for details on how to make an offer. Don't miss out on this opportunity! Come and explore life at The Establishment.

**Features:**

- 3 bedrooms with built-ins
- Open plan living and Dining
- Stylish neutral colour palette
- High quality finishes & appliances
- Energy efficient LED lighting throughout
- Quality kitchen with electric cooking and dishwasher
- Reverse cycle air conditioning
- Entertainer's terrace with views out to the Brindabellas
- Secure car parking for 2 with separate storage cage
- Secure complex with RFID level access
- Common facilities include Pool, BBQ, outdoor gym, and resident's lounge
- Internal 100 m<sup>2</sup>
- External 17 m<sup>2</sup>

**Particulars:** Year Built: 2023 Rent Estimate: \$700 - \$740 P/W (approx) Rates: \$418/quarter (approx) EER: 6.0

**Location:**

- 8 minute walk to Marketplace Gungahlin
- 10 minute walk to Hibberson Street Light Rail Terminal
- 5 minute walk to Yerrabi Pond District Park
- 18 minute drive to Canberra CBD

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own enquires and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.