

**304/102 Swain Street, Gungahlin, ACT 2912**

**Apartment For Sale**

Thursday, 11 January 2024

**Canberry.**

*Live Where You Love*

304/102 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 192 m2**

**Type: Apartment**



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**\$899,000+**

Live where you love...Every now and then a truly exceptional opportunity presents itself for taking, and often if you blink you'll miss it. 304/102 Swain Street, Gungahlin is that very chance, so don't close your eyes for a second because now is your time to secure a home that really is special. Boasting a functional and flexible floorplan, custom finishes, 270 degree views as well as plenty of space and storage, this home sets the bar incredibly high for urban living and design. Situated smack bang in the centre of Gungahlin town centre you'll be only a short walk from your favourite shops, restaurants and pubs, as well as the light rail and bus stops galore. You'll also be easily connected to Canberra's CBD and beyond, thanks to the nearby Majura Parkway. Gungahlin has plenty for nature lovers and families too with Yerrabi Pond District Park just across the road, some of Canberra's best schools on your doorstep, and a family-friendly and safe neighbourhood setting. Lumi is a high-end apartment complex that focuses on secure design and convenience, which starts from the building's oversized foyer. With a range of amenities and facilities inside, you'll not have to go far for the essentials. Inside, the elevators whoosh you to level three, which you share with only a select few other owners. You'll need a moment to collect yourself as you enter the home - Stunning Sydney Spotted Gum engineered timber flooring opens up in front of you and the soaring 2.7m tall ceilings make it feel as though you're entering a house rather than a unit. A curved wall that winds through the heart of the home and guides you to the gorgeous open plan living area. The living area is modern, spacious and flooded with natural light. Windows facing almost every direction capture views across Gungahlin and Canberra beyond. The living area is a true entertainer's delight and is embraced by a balcony that wraps itself from just off the living area through to the main bedroom. The kitchen is something from the pages of a magazine - Stone benchtops adorn the kitchen cabinetry. Cooking up a storm will be no problem with facilities like these, and the Bosch stainless steel appliances make it all that much easier. The home's total living area is over 150sqm, and the main bedroom is of according scale. Beautifully proportioned with large glass sliding doors that lead out onto the balcony, the bedroom feels like penthouse living. A large walk-through-robe adds an added touch of luxury and ushers you from the bedroom through to the opulent and contemporary ensuite. Smart storage design is tucked away and gorgeous features like the floor-to-ceiling feature tiling or beautiful chrome tapware make you second guess if you're standing in your future ensuite or a hotel bathroom. The second bedroom is separate and sits next to the main bathroom. It too is well-proportioned with large built-in-ropes and makes the most of the home's views with its own balcony too. Equally, the main bathroom is oversized and perfectly presented. Featuring high-end finishes, a large shower and a separate bathtub that sits below a window framing a picture-perfect vista, the bathroom is a statement in itself. The third bedroom is the cherry on top and something totally unique for apartment living; With two entries, some extra floor space and smart wardrobe design this the perfect room to keep as a bedroom, furnish as a second living area or rumpus room, or even convert to a home office space. Lumi is finished to an immaculate standard. Living in this home will mean you can enjoy intelligently designed features such as ducted heating and cooling, additional soundproofing (like acoustic underlay beneath the floors and acoustic insulation in the walls) or hidden storage. Insulated windows and frames keep the property extra airtight and maximise the home's efficiency, and, you can say goodbye to stuffy winter days thanks to the heat recovery unit installed in the laundry. Overall, this home is an enviable property that would suit the most fastidious of buyers. Its architectural design, high-end finishes and jaw-dropping views mean that you can live where you love. At a glance...- North facing residence?- Boasting functional and flexible floorplan, with custom finishes- Stunning Sydney Spotted Gum engineered timber flooring- 2.7m ceiling height- Modern and spacious living area with its wrap around balcony- A kitchen which is something from the pages of a magazine- Stone benchtops which adorn the kitchen cabinetry- Bosch appliances with a 600mm induction cooktop, electric oven, and integrated microwave oven- The main bedroom is spacious with balcony access and serviced by its own ensuite- The two remaining bedrooms, both great in size with the second bedroom with a private balcony and both serviced by the main bathroom- All bedrooms have fitted with custom built-in robes- The main bathroom a rare find for an apartment with a separate bath and shower- Double glazed thermally broken windows & sliding doors, 40% better than normal double glazing, 80% better than single glazing- HRU - Heat recovery unit + Ventilation system, assisting in Cleaning and tempering fresh air while minimising condensation. The unit will basically introduce fresh air while expelling stale air- Natural cross ventilation- Façade design responsive to wind exposure- Feature bulkhead lighting & recessed pelmets- Light filled public spaces- Lumi front doors are all offset - that is they are not off the corridors, so you don't get the hotel style corridors with lots of doors - Acoustic insulation between walls- Acoustic underlay under wooden floorboards- Lumi apartments were designed around a 300-year-old Yellow Box Gum tree- Mail box accessed from inside

complex for personal safety- Security cameras servicing ground floor lobbies and carpark entry- Close to light rail, shops and schools- Minutes to Yerrabi PondLove The Location... - Within 5 minutes' walk to the Yerrabi Pond District Park- Within 7 minutes' walk to the Gungahlin Town Centre- Within 13 minutes' walk to the Light Rail Station- Within 20 minutes' drive to the Canberra CentreProperty details...Living: 155sqmBalcony: 37sqmTotal Build: 192sqmBuilt: 2020EER: 6.0Rates: \$418pqLand Tax: \$508pq (only if rented)Body Corporate: \$1,673pqDisclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.