

**309/100 Swain Street, Gungahlin, ACT 2912**



**Apartment For Sale**

Friday, 9 February 2024

309/100 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: Apartment**



**Bri Williams**

0408787896

**\$615,000+**

An apartment with timeless finishes, north facing sun at the treetops. Natural light, wooden floorboards, generous hallways. Luxury, quiet and peace is what awaits you at the LUMI. With a convenient location, enjoy morning walks around Yerrabi Pond, Pilates at GroundUp, coffee or something sweet at Le Bon Melange or Sunday café then a short walk to the light rail to take you further into Canberra. The premium apartment living in Gungahlin. See more: Located on the 3rd floor of the award winning Lumi development smaller tower North facing apartment drenched in light at the treetops Timber floorboards throughout living & 100% wool carpet in all bedrooms Automatic blinds in all rooms Main bedroom with ensuite Two balconies in the apartment. Double sliding doors opening to balcony from kitchen & lounge for a seamless flow of indoor/outdoor living Floor to ceiling thermally broken double glazed windows Covered glass on the balcony for weather protection so you can enjoy outside all year round. Stone bench tops. Updated Kitchen pantry Bosch appliances In built microwave & wall oven Induction cooktop 2.7m ceilings Generous hallways Built in robes in bedrooms Ducted reverse cycle air conditioning Full laundry with washing machine & heat recovery unit Floor to ceiling tiles in bath bathrooms Clothes line on balcony Lights on dimmers Video intercom NBN Yerrabi Pond across the road Living: 90 sqm Balcony 27 sqm Total: 118 sqm EER: 6.0 Built: 2021 Strata: \$2,328.15 every 6 months approx. Rates: \$1,621 per annum approx.. Land Tax: \$1,957 per annum (only applicable if rented) approx.