

506/102 Swain Street, Gungahlin, ACT 2912



Apartment For Sale

Saturday, 18 November 2023

506/102 Swain Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Sarah Turnbull

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By Negotiation

What you see: A spacious design floorplan drenched in natural light located in the heart of Gungahlin. This extraordinary apartment offers sophistication and luxury at every turn. With the ease of a convenient location, enjoy morning walks around Yerribi Pond, endless cafe options and the light rail all at your fingertips. What we see: An apartment in a league of its own and a lifestyle to match. See more: Located on the 5th floor of the award winning Lumi development Engineered timber floorboards throughout living & 100% wool carpet in all bedrooms Square set ceilings Bulk head pelmets Sheer curtains & roller blinds throughout Main bedroom with walk in robe and ensuite Direct access to balcony from main bedroom 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 Large island bench with breakfast bar seating Stone benchtops Plumbed in Fisher & Paykel fridge Bosch appliances In built microwave & wall oven Externally ducted range hood Induction cooktop 2.7m ceilings 3rd bedroom or an extension of living 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 2 large balconies Clothes line on balcony Lights on dimmers Video intercom South-East facing bedrooms & South-West facing living NBN Gungahlin Town Centre a short 600m walk Gungahlin Place Light Rail a 800m walk Yerrabi Pond across the road Living: 115m² Balcony 1: 22m² Balcony 2: 9m² Total: 146m² EER: 5.0 Built: 2021 Strata: \$1,168.70 per quarter Rates: \$1,621 per annum Land Tax: \$1,957 per annum (only applicable if rented) Rental Income Estimate: \$630 - \$680 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property 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.