

**514/100 Swain Street, Gungahlin, ACT 2912**



**Sold Apartment**

Monday, 4 September 2023

514/100 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Apartment**



Jess Kercher



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## Contact agent

Discover comfort and practicality in this spacious one-bedroom apartment that emphasizes modern convenience and thoughtful design. From the moment you step inside, you'll appreciate the practicality that comes with floating timber floors throughout the living areas, making maintenance a breeze while adding a touch of natural warmth. The open plan layout isn't just about aesthetics – it's about creating a functional space that adapts to your lifestyle. The well appointed kitchen is equipped with high quality Bosch appliances, ensuring that your everyday cooking needs are met effortlessly. The durable stone benchtops provide both a sleek look and a sturdy surface for your culinary activities. Convenience is at the forefront of this location. Situated in Gungahlin, you're within walking distance of the marketplace and the light rail, making daily errands and commuting a hassle-free experience. Stay comfortable year round with ducted heating and cooling, ensuring that your living space remains pleasant regardless of the weather outside. Built-in storage solutions help you keep your apartment neat and organized, allowing you to make the most of the available space. Security and privacy are essential, which is why this apartment features a video intercom system and internal access to letter boxes. In addition, double-glazed windows and sliding doors provide insulation against noise and temperature fluctuations, creating a cozy retreat within. Basement parking and the additional storage space in the basement offers room for your belongings, freeing up your living areas. In a world where practicality matters, this apartment offers comfort, functionality, and convenience in one package. It's a place where you can build a home that suits your everyday needs without compromising on the essentials.

**IMPORTANT FEATURES:** \* Generous size bedroom\* Ducted heating and cooling\* Open plan living\* Well appointed kitchen \* Bosch appliances\* Modern and Stylish\* Timber floorboards\* Double glazed windows\* Basement storage space

**IMPORTANT NUMBERS:**\* Internal living: 57sqm\* External living: 9 sqm balcony\* Total: 66sqm\* EER: 6.0 stars\* Rates: \$377 pq approx.\* Land tax: \$443 pq approx.\* B/Corp: \$1,530 pq approx.\* Rental estimate: \$490 pw

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