

**52/40 Swain Street, Gungahlin, ACT 2912**



**Sold Apartment**

Monday, 14 August 2023

52/40 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 45 m2**

**Type: Apartment**



Nicolas Lecointe

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## Contact agent

Located in the heart of Gungahlin, this one-bedroom unit is in the ultimate location for the ideal investment or for any first-home buyer looking to make their own oasis. Appreciate the location in the heart of Gungahlin & keep the comfort of a quiet place. You will enjoy jumping onto the light rail, taking a quick walk to Yerrabi Pond, and will take full advantage of the Westfield's immediate proximity. With a large amount of living space, a bedroom with a built-in wardrobe and a separate bathroom with modern finishes, this property guarantees low-maintenance living. Providing comfortable living in a generous floor plan. The open-plan living, kitchen and dining area is practical, spacious, and flexible. The kitchen is fitted with a modern electric cooktop and plenty of storage. The open plan living/dining area is ideal for entertaining, and the balcony is ready to enjoy a Spring Sunday morning with a coffee and a good book. What makes it a great investment:- Great return on investment expected- Good value in a constantly growing market- Location, Location, Location Features include:- Quiet location- Green outlook from the balcony- Open-plan living and dining area- Spacious kitchen, large pantry, stainless steel oven and electric cooktop- Air conditioning unit- Modern bathroom- Good rental return on investment- Single car space and additional storage in a secure basement- Along the light rail corridor within walking distance of public transport.- Short walk to Gungahlin shops and local cafes and clubs Particulars (all approx.): - Living Area: 45m<sup>2</sup> - Balcony: 8m<sup>2</sup> - Strata: \$900.90 p.q. - Special levies: \$625 p.q. - Rental appraisal: \$400 to \$430 per week - EER: 6.0