

57/40 Swain Street, Gungahlin, ACT 2912

Francis

Apartment For Sale

Thursday, 7 December 2023

57/40 Swain Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 49 m2

Type: Apartment



Jeremy Francis

0261476000

Great value in Gungahlin \$300,000

Aviva apartments are a boutique village type development comprising 3 separate buildings of one bedroom apartments just a hop a skip and a jump from the ever growing and vibrant Gungahlin town centre. Offering first floor security, this North facing apartment demonstrates a functional floor plan with efficient use of space which will allow ease of living and entertaining alike. The Kitchen is above average size for a one bedroom property with abundant bench space perfect for expressing yourself with a fancy home cooking, meal prep for the week or catering for guests. General features: • 49.2m² internal + 8m² balcony • Flyscreens to all opening doors / windows • RCAC to living area Kitchen features: • Stone benchtops • Omega 4 zone cooktop • Omega Stainless steel oven • Omega Stainless steel dishwasher • Omega rangehood • Stainless steel sink with side drainer • Above head cupboards Bathroom features: • Part wall tiling • Heatlamp TASTICS • Large wall mounted mirror Other features: • European style laundry • Wall mounted dryer Currently tenanted at \$420 / week until April 2024. Outgoings: Body Corporate \$900.90 / quarter (2023) Rates \$432 / quarter (2023) Land Tax \$536.20 / quarter (2023, only if rented) Water and Sewerage \$175.56 / quarter 2023 temporary defect levy \$2,098.56 (2023)