

**58/40 Swain Street, Gungahlin, ACT 2912**



**Sold Apartment**

Friday, 11 August 2023

58/40 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**

## Contact agent

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City Auction, Wed 2nd August 2023 at 6pm Living made simple. A no fuss one bedroom apartment that offers a great opportunity to enter the market as a first home buyer or a first investment. Wooden floorboards in high traffic areas. Updated air conditioner in the living room with generous living area. Covered balcony with Northern sun, sit outside rain or shine with a cup of tea and enjoy being in your own home. A stone throw away is Yerrabi park, French patisserie Le Bon Melange and only a short walk to the Gungahlin Shopping area. Tenancy is on Month to month basis so the option to move in or reinvest. Car Garage downstairs. The apartment itself is on the first floor so no need to exert yourself to get home. A great apartment to get into the market. Property Features • Large bedroom with built in wardrobe • Wooden Floors • Generous Kitchen for the space • Nice, simple bathroom • Cross ventilation • Split System Air conditioner • Covered Balcony • Hidden away laundry. Property Numbers Size: 54 sqm Built in 2011 Rates: \$431 approx. per qtr. Land Tax: \$375.25 approx. per qtr. (for investors only) Rental Estimate: \$370 per week