

8/52 Swain Street, Gungahlin, ACT 2912



Apartment For Sale

Wednesday, 8 May 2024

8/52 Swain Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment



Bri Williams

0408787896

\$380,000+

Welcome to your ideal investment or first home in a peaceful Gungahlin enclave! This remarkable ground-level apartment, offering a generous 81sqm of private space, is a prime choice for discerning investors and first home buyers alike. Nestled on a tranquil street, this light-filled residence is designed for a serene lifestyle and strategic investment. If you're a first-time buyer relocating to Canberra or an investor seeking a smart addition to your portfolio, this spacious one-bedroom apartment caters to your aspirations. With no stairs to the apartment you can step into a roomy open-plan living area seamlessly connected to a well-appointed kitchen and dining space, leading out to a sizable, fully enclosed courtyard with easy access via the gate for guests. It's a private retreat or a perfect spot for gatherings – the versatility is yours to explore. The bright bedroom, paired with its private courtyard, offers a cozy sanctuary throughout the seasons. Modern conveniences, including a sleek, large bathroom and reverse cycle air-conditioning, enhance the appeal of this stylish residence. Enjoy the quiet surroundings and the convenience of low body corporate fees, making this property an attractive option for downsizers looking for ground floor access. Furniture can be negotiable as part of the sale.

Key Features for Investors, First Home Buyers, and Downsizers:-

- Excellent investment or ideal first home-
- Wood vinyl flooring for easy cleaning-
- Expansive open-plan living space for versatile use-
- Reverse cycle air-conditioning for year-round comfort-
- Modern kitchen with quality appliances-
- Generous bedroom with a private courtyard-
- Two spacious courtyards for relaxation or entertaining-
- Convenient enclosed storage area-
- Quiet street location for peaceful living-
- Low body corporate fees for cost-effective ownership-
- Bike rack installed in secure car park for each tenant -
- Ground floor access ideal for downsizers

Property number: Living Size: 52 sqm apartment 29 sqm balconies Total = 81 sqm
Body Corp: \$528.90 (Admin) per Qtr. \$192.50 (Sinking) per. Qtr. Total: \$721.40 per Qtr. Rates: \$425.29 approx. per Qtr. Land Tax: \$525.19 approx. per Qtr.