

804/90 Swain Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Friday, 3 May 2024

804/90 Swain Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Dyne
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\$370,000+

Discover convenient living in the lively yet peaceful region of central Gungahlin with this single-bedroom apartment in The Establishment complex. With white walls and modern facilities, this stylish home enjoys a bright atmosphere from natural light and clean design. Including an outdoor balcony space, this home allows for an abundance of interior design opportunities to truly make the place yours. The simple floorplan and convenient location make 804/90 Swain Street ideal for young couples, urban professionals and investors. The Establishment in Gungahlin offers resort-style amenities and an abundance of nearby facilities. Within the complex, residents can enjoy a lap-pool spa, BBQ areas, a gym, open-air dining and a cinema. Just a 5-minute walk away is the Gungahlin Town Centre with access to shops, restaurants, cafes, transport, schools and recreation to give residents Gungahlin's most well-rounded, convenient and modern living experience.

Features Overview:- West facing- Single level floorplan- Located on the edge of Gungahlin Town Centre - walking distance to shops, restaurants, transport options, schools and amenities.- NBN connected with Fibre to the Premises (FTTP)- Age: 1 year (built in 2023)- EER (Energy Efficiency RATING): 6.0 Stars

Development Information:- Name of development: The Establishment- Number of buildings in development: 272- Strata management: Vantage Strata Sizes (Approx.)- Internal Living: 53 sqm- Balcony: 8 sqm- Total residence: 61 sqm

Prices- Strata Levies: \$546.54 per quarter- Rates: \$334.55 per quarter- Land Tax (Investors only): \$409.46 per quarter- Conservative rental estimate (unfurnished): \$460-\$480 per week

Inside:- Open kitchen-living area- Floor-to-ceiling windows for natural light- Modern kitchen- Ample storage space- Split system installed in living area

Outside:- West-facing balcony

Being the heart of the District, Gungahlin is highly sought, featuring local kids' playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

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