

**109/90 Swain Street, Gungahlin, ACT, 2912**

ARCHER

**Apartment For Sale**

Thursday, 18 July 2024

109/90 Swain Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Modern Apartment Comfort and Style Combined

This two-bedroom apartment is perfect for modern living, designed to maximize comfort and practicality. It features spacious bedrooms, a well-equipped kitchen, and a cozy living area, ideal for relaxation and entertainment.

Key amenities include air conditioning throughout for year-round comfort. Enjoy scenic views from the balcony, perfect for relaxing outdoors. The apartment also offers convenient access to essential facilities like parking. Whether you're unwinding after a busy day or hosting gatherings, it provides everything you need for a comfortable lifestyle.

Let's talk about the perks: a sleek kitchen with modern appliances and plenty of storage, plus a spacious balcony for those fresh breezes. And the best part? You'll have access to fantastic amenities like a rooftop terrace with stunning views, a cinema, a Pool, an Outdoor gym, and more.

Now, about the location: The Establishment is strategically placed to connect you seamlessly with Gungahlin and Canberra's CBD. Imagine living just a short stroll away from Marketplace Gungahlin, the light rail terminal, and beautiful parks.

When it comes to buying, we believe in fairness and confidentiality. All offers are kept confidential to ensure everyone gets a fair chance. So, if you're interested, reach out to the agent for details on how to make an offer.

Don't miss out on this opportunity! Come and explore life at The Establishment.

For a private inspection, contact Sohail on 0494 061 714

### Features:

- 2 bedrooms with built-ins
- Stylish neutral color palette
- High-quality finishes & appliances
- Energy-efficient LED lighting throughout
- Quality kitchen with electric cooking and dishwasher
- Reverse cycle air conditioning
- Secure car parking for 1 with a separate storage cage
- Secure complex with RFID level access
- Common facilities include Pool, BBQ, outdoor gym, and resident's lounge

### Particulars: (All Apporx)

Year Built: 2023

Rates: \$378 per/quarter

Strata: \$3564.40 per annum

Rent Estimate: \$540 - \$550 P/W

EER: 6.0

Internal 47 m<sup>2</sup>

External 10 m<sup>2</sup>

### Location:

- 8 minute walk to Marketplace Gungahlin
- 10 minute walk to Hibberson Street Light Rail Terminal
- 5 minute walk to Yerrabi Pond District Park
- 18 minute drive to Canberra CBD

## DISCLAIMER

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