

**112/100 Swain Street, Gungahlin, ACT 2912**

LUTON

**Apartment For Sale**

Wednesday, 10 July 2024

112/100 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

Welcome to 112/100 Swain Street, Gungahlin - a modern and light-filled two bedroom apartment located on the first floor of the Lumi Collection apartments. Lumi Collection complex won a Masters Builders and Asset Construction Hire award in 2021. With high quality and contemporary finishes, this apartment will greet you with large windows and natural light, complemented with a leafy green outlook. The kitchen is equipped with BOSCH appliances including induction cooktop, oven and dishwasher to make cooking a breeze. The luxurious master bedroom features a built-in robe and ensuite, with access to its own balcony. The second bedroom accesses the other balcony as well as its own built-in robe. There are two basement car spaces in a tandem position, close to the lifts with additional storage cage. Additional amenities in the complex include shared spaces and small community vegetable garden. Lumi Collection is a tightly held complex in close proximity to Yerrabi pond and local shops. It is a short walk or drive to Gungahlin Marketplace for all your major retailers and access to public transport including the light rail. You must see this stunning apartment - contact the team to secure your interest today!

**Property Features:** 2 bedrooms | 2 bathrooms | 2 car spaces • Located on the first floor in the Lumi apartments • Modern stone benchtop kitchen with BOSCH appliances including induction cooktop, oven, built-in microwave and dishwasher • Wooden floating floors throughout living spaces • Dimmable lights throughout the home • Master bedroom with built in robe and ensuite, with access to own balcony and storage cage with leafy views • Second bedroom with built-in robes and access to second balcony • Bathrooms with floor-to-ceiling tiles and storage • Ducted reverse cycle heating and cooling • European-style laundry • Custom double window coverings by Watsons Blinds • Tandem car parking with easy access to lifts • Secure basement storage cage for additional space • Small community vegetable garden and shared spaces • Within 5 minutes drive to Gungahlin Marketplace • Within 10 minutes walk to Yerrabi pond and local shops

**Property Details:** • Living size: 85m<sup>2</sup> • Balcony sizes: 16m<sup>2</sup> • Total residence: 101m<sup>2</sup> • Rates: \$380 pq (approx.) • Strata: \$1,150 pq (approx.) • Built: 2021