

**310/100 Swain Street, Gungahlin, ACT, 2912**



**Apartment For Sale**

Wednesday, 31 July 2024

310/100 Swain Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Premium apartment with treetop views

Auction Location: In Room - LJ Hooker Canberra City

Situated on level 3 in arguably one of Canberra's best developments is this gorgeous oversized 2 bedroom apartment. Enjoy an abundance of light through full height windows and sliding doors; step out to a generous balcony and take in views over established trees. Feel spoilt with spacious open plan living, a beautifully appointed kitchen, featuring a Bosch oven and cooktop which have never been used, forming a stunning apartment for entertaining friends.

The location places you within easy walking distance to everything the Gungahlin Town Centre has to offer. Yerrabi pond is within reaching distance, and is the perfect place for walks, bike rides and picnics.

So, if you are a looking for a home of the highest quality, it's hard to go past this wonderful opportunity at LUMI so please call Ben Jones on 0420 863 351 to book your next inspection

### Property Features:

- Living: 88sqm
- Engineered timber flooring
- Full height double glazed windows throughout with a thermal break
- Kitchen with stone tops, quality appliances including integrated microwave and dishwasher + Externally ducted range hood.
- Bedroom with ample storage
- Separate laundry
- Ducted R/C air con
- Heat exchange system
- Secure intercom entry to building
- Car space + storage in secure basement
  
- Constructed: 2020
- Body Corp: approx. \$772 pq
- Rates: approx. \$440 pq
- Land Tax (if rented): approx. \$435 pq
- EER Rating: 6 Stars