

**415/100 Swain Street, Gungahlin, ACT 2912**



**Apartment For Sale**

Thursday, 4 April 2024

415/100 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Apartment**



Lisa Harper

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## Offers Over \$489,000

Introducing this spectacular two-bedroom residence in Lumi, a quality high-end development boasting approximately 90% owner occupancy, ensuring a community of like-minded individuals who value luxury and comfort. Positioned on the fourth floor, this residence captures breathtaking northerly mountain and water views from your generously recessed balcony, designed as a true extension of your indoor living space. Enjoy the beauty of natural light streaming through high 2.7-meter ceilings and thermally broken double-glazed balcony doors and windows, creating an inviting and spacious atmosphere. Indulge in a modern open-plan kitchen featuring stone benchtops, Bosch appliances including an induction cooktop, integrated dishwasher, microwave, and externally ducted range hood. The beautiful engineered timber flooring adds warmth and elegance to the space. Relax and unwind in a bathroom with a separate toilet, full-height tiling, and custom joinery. The separate laundry comes equipped with a Bosch washer and dryer ensuring convenience and efficiency in your daily routine. Experience ultimate comfort with ducted reverse cycle heating and cooling, along with a heat exchange system ensuring optimal temperature control regardless of the season. Enjoy peace of mind with secure video intercom entry to the building and a secure mailroom. Your car space with a storage cage in a secure basement provides ample storage options. Situated in a vibrant precinct, you'll have diverse leisure options at your doorstep and easy access to the city. Plus, the Gungahlin Town Centre is just a short walk away, offering everything you need for convenient living. Don't miss out on this opportunity to experience luxurious living in a prime location. Contact Lisa Harper today to schedule a viewing!

**The Perks:**

- Quality high-end development with approximately 90% owner occupancy
- North-facing orientation, capturing sweeping mountain and water views.
- Generous recessed balcony designed as a true extension of your indoor living space
- High 2.7 M ceilings and 2.4 M thermally broken double-glazed balcony doors and windows amplify light and space
- Modern open-plan kitchen with stone benchtops, Bosch appliances including induction cooktop, integrated dishwasher, and microwave plus externally ducted range hood
- Beautiful engineered timber flooring
- Bathroom with separate toilet, full-height tiling & custom joinery
- Separate laundry with Bosch washer and dryer
- Ducted reverse cycle heating and cooling
- Vortice heat recovery system
- Secure video intercom entry to the building and secure mail room
- Car space with a storage cage in a secure basement
- Centrally located in a vibrant waterfront precinct, offering diverse leisure options both at your doorstep and within easy reach of the city
- Walking distance to Gungahlin Town Centre where you have everything you need at your doorstep

**The Numbers:**

- Build: 2020
- Living: 72m<sup>2</sup>
- Balcony: 13m<sup>2</sup>
- Total: 85m<sup>2</sup>
- EER: 6 stars
- Body Corporate: \$927.62 p/q approx
- Rates: \$360 p/q approx.
- Land Tax (investment only): \$454.67 p/q approx.
- Rental Estimate: \$550 per week approx.

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.