

**605/102 Swain Street, Gungahlin, ACT 2912**



**Apartment For Sale**

Wednesday, 10 July 2024

605/102 Swain Street, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Apartment**



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**\$715,000**

A truly unique property, it's often sought and seldom found where an apartment offers uber-high calibre fixtures and fittings plus quality construction without structural issues. Lumi set the standard not only for quality, but all apartments are 'fully optioned' that other buildings could never have: a heat recovery ventilation system filters fresh air in whilst extracting warm moist air out, efficiently "recovering" this warm air to preheat the cool fresh air – minimising moisture and condensation (and energy consumption) in winter and maintaining freshness in summer. Extra acoustic underlay beneath the floors and in the walls, hidden storage, insulated windows and frames maximise efficiency, plus a high level of finish throughout the entire apartment and building common areas. Spacious bedrooms, main with ensuite, timber flooring, stone benches and tiling throughout, dual balconies, outdoor entertaining is ideal for the warmer months ahead, it really doesn't get any better than this! This property combines it all for great liveability and an easy lock up and leave lifestyle with a functional floor plan and no wasted space, this is living! Not only that, but it's oh so close to Gungahlin Town Centre and the light rail into the City. Set in a location with many conveniences, simply move in and enjoy! Figures (approx):

- Living: 102sqm
- Main balcony: 14sqm
- Bedroom 2 balcony: 3sqm
- Strata (inc. sinking fund) \$5,020pa
- Rates: \$1,395pa
- Land tax (if rented): \$1,612pa
- Rental return: \$660-\$690pw
- Occupancy: Vacant

Apartment features:

- Heat recovery system (detailed above)
- Acoustic insulation under floors and walls
- 2.7m high ceilings
- Feature bulkhead lighting
- Ducted reverse cycle heating and cooling
- AC condenser hidden off balcony
- Stone benchtops, vanities and tiling
- Bosch kitchen appliances
- Gorgeous full-length windows throughout
- Open plan living design
- Double glazed thermally broken windows (40% better than double glazing)
- Mailbox access from inside the foyer (secure from possible theft)
- Basement car parking
- Camera intercom and security cameras in foyer and basement common areas

Location (according to Google Maps):

- 250m to Gungahlin GP and Ascend Strength and Fitness
- 300m to Yerrabi Pond District Park
- 300m to eateries on Ernest Cavanagh St
- 600m to Gungahlin Marketplace, cafes and restaurants
- 700m to Club Lime
- 800m to light rail stop
- 5 min drive 1.5km to Gungahlin Lakes Golf Club