

13/52 Swain St, Gungahlin, ACT, 2912

Raine&Horne.

Unit For Sale

Wednesday, 18 September 2024

13/52 Swain St, Gungahlin, ACT, 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Unlock Your Future: Find Your Home or Your Next Investment

Perfectly positioned in the heart of Gungahlin, this spacious ground level one-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers, or investors.

The modern kitchen is a chef's delight, featuring high-quality appliances, ample counter space, and generous storage. The open-plan living and dining area flows seamlessly onto a large balcony, ideal for entertaining. The bedroom is well-sized with built-in wardrobes for added convenience.

Additional features include a European laundry, NBN connection, and split system air conditioning to enhance your comfort.

Located just moments from shops, cafes, and public transport, this apartment ensures all your daily needs are within easy reach.

At a glance...

- Light filled 1-bedroom apartment
- Few minutes' walk from Gungahlin's main shopping areas
- Open layout, flows through the apartment to the outdoor areas
- Kitchen with stone benchtops, electric cook-top, under bench oven and dishwasher
- Plenty of cupboard and storage space
- Sunny bedroom with built-in robe
- Fully-tiled bathroom with generous shower
- European laundry with dryer
- Double glazed windows
- Split system heating and cooling
- LED lights
- NBN
- Security intercom

Love the location...

- Bus transport close by
- Within 5 minutes' walk to Gungahlin Town Centre
- Within 9 minutes' walk to Light Rail Station
- Within 8 minutes' walk to Yerrabi Pond District Park
- Within 20 minutes' drive to the Canberra CBD

Property details...

Living Size: 54sqm

Balcony Size: 27sqm

Total Build: 81sqm

Built: 2010

EER: 6.0

Rates: \$425.29 approx. per Qtr.

Land Tax: \$525.19 approx. per Qtr.

Body Corporate: \$721.40 per Qtr. (approx. both administration and sinking fund included)

