

49/40 Swain Street, Gungahlin, ACT 2912



Apartment For Sale

Thursday, 9 January 2025

49/40 Swain Street, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 45 m2

Type: Apartment



Treston Bamber

0488488956

Auction 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date. Enjoy convenient, low-maintenance living with this well-maintained modern apartment in a peaceful setting just moments from Gungahlin town centre and all amenities. Thoughtfully designed with a modern aesthetic, this apartment comprises an open-plan living, dining, and kitchen area flowing to a generous courtyard, a good-sized bedroom with a built-in robe and private courtyard, and a bathroom in neutral tones. The kitchen features stone benchtops and is fully equipped with an electric cooktop, a new pyrolytic oven, and a dishwasher. Features include an internal concealed laundry, secure basement car spot with storage, new reverse cycle air conditioning, and window furnishings. The complex features security cameras, with pending upgrades, including painting, tiling, and new landscaping, to commence shortly. An extra-large courtyard extends the living space, offering plenty of room for relaxed alfresco dining or entertaining friends. The addition of a courtyard off the bedroom gives you another private space to enjoy a morning coffee or evening nightcap in the fresh air. Ideally situated in a quiet Gungahlin location, this apartment is a short stroll to Gungahlin town centre, major shopping, dining, and public transport, including light rail into the city. Yerrabi Pond and Park are also within walking distance, while nearby arterial roads easily connect to the city and surrounding areas. Whether you're a first home buyer or downsizer looking for peaceful, modern, low-maintenance living, this well-maintained property ticks all the boxes. Contact the office today for viewing times and secure your Gungahlin address.

Features -

- Modern, low-maintenance apartment living
- 1 bed with BIR & private courtyard + 1 bath
- Open-plan living, dining, & modern kitchen
- Electric cooking, new pyrolytic oven, dishwasher
- Energy-efficient + new reverse-cycle air-con
- Internal European laundry + window furnishing
- Secure building + basement car space + storage
- Large, tiled courtyard, room for alfresco dining
- Walk to Gungahlin town centre, shops, dining
- Walk to light rail + easy access to arterial roads
- Modern apartment living in a convenient locale
- Rates: approx \$435pq
- Body corp: approx \$853.25pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.