

608/102 Swain Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Wednesday, 8 January 2025

608/102 Swain Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$480,000+

Situated on the sixth floor in the prestigious high-end development, Lumi; this residence boasts breathtaking views over Yerrabi Pond from a generously sized balcony, seamlessly extending your indoor living space. The design maximizes natural light, with expansive high ceilings and windows creating a bright, airy atmosphere. This exceptional home offers an unparalleled combination of elegance, comfort, and stunning views, perfect for those seeking a sophisticated lifestyle.

Features Overview:- Single-level floorplan- Double glazing throughout - NBN connected with FTTP- Age: Built in 2020- Located opposite Yerabi Pond and a moments walk/drive to the Gungahlin Town Centre- Units plan number: 10528- EER (Energy Efficiency Rating): 6.0 Stars

Development Information:- Name of development: Lumi- Number of buildings in development: 147

Sizes (Approx)- Internal living: 67.29sqm- Balcony: 17 sqm- Total: 84.29 sqm

Prices- Strata Levies: \$964.39 per quarter- **Rates:** \$391 per quarter- **Land Tax (Investors only):** \$476.34 per quarter- **Conservative rental estimate (unfurnished):** \$500-\$520 per week

Inside:- State of the art inclusions throughout - Engineered timber flooring- Kitchen with stone tops, quality integrated appliances- Induction cooktop- Dedicated study/office space/second bedroom- Master bedroom with ample storage- Bathroom with full height tiling & custom joinery- Ducted reverse cycle heating and cooling - Additional tv port + Foxtel added- Quality window furnishings, blackout curtains in master and blackout/shear blinds in living area- Ample natural light throughout

Outside:- Large balcony overlooking Yerrabi pond- Basement car park with storage cage- Community gardens and BBQ area in complex

Inspections:We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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