



## Gungahlin, 310 Lumi/100 Swain Street Premium Two Bedroom Unit in Award Winning Complex

Premium apartment with treetop views

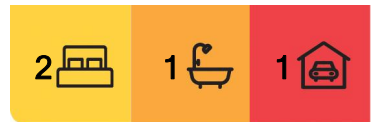
Situated on level 3 in arguably one of Canberra's best developments is this gorgeous oversized 2 bedroom apartment. Enjoy an abundance of light through full height windows and sliding doors; step out to a generous balcony and take in views over established trees. Feel spoilt with spacious open plan living, a beautifully appointed kitchen, featuring a Bosch oven and cooktop which have never been used, forming a stunning apartment for entertaining friends.

The location places you within easy walking distance to everything the Gungahlin Town Centre has to offer. Yerrabi pond is within reaching distance, and is the perfect place for walks, bike rides and picnics.

Photography Disclaimer: Some images may have been virtually staged to better showcase



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$495,000

**View**  
[ljhooker.com.au/2BH6FHK](http://ljhooker.com.au/2BH6FHK)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

So, if you are a looking for a home of the highest quality, it's hard to go past this wonderful opportunity at LUMI so please call Ben Jones on 0420 863 351 to book your next inspection

#### Property Features:

- Living: 88sqm
  - Engineered timber flooring
  - Full height double glazed windows throughout with a thermal break
  - Kitchen with stone tops, quality appliances including integrated microwave and dishwasher + Externally ducted range hood.
  - Bedroom with ample storage
  - Separate laundry
  - Ducted R/C air con
  - Heat exchange system
  - Secure intercom entry to building
  - Car space + storage in secure basement
- 
- Constructed: 2020
  - Body Corp: approx. \$772 pq
  - Rates: approx. \$440 pq
  - Land Tax (if rented): approx. \$435 pq
  - EER Rating: 6 Stars

## More About this Property

<b>Property ID</b>	2BH6FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

#### Ben Jones 0420863351

Sales Consultant | [ben.jones@ljhookerprojects.com.au](mailto:ben.jones@ljhookerprojects.com.au)

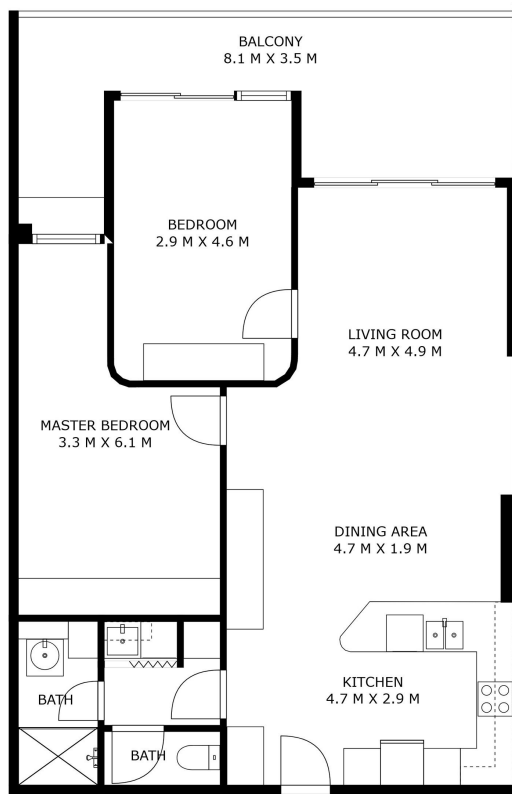
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**310/102 Swain Street, Gunghalin**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
media house