

615/100 Swain Street, Gungahlin

2 🏠 1 🚿 1 🚗

Modern Comfort Meets Scenic Outlook

Set within the vibrant and fast growing Gungahlin Town Centre, this stylish two bedroom apartment in the sought after Lumi complex delivers an exceptional blend of comfort, functionality, and contemporary living. Boasting elevated positioning with gorgeous views across Yerrabi Pond, this home offers a peaceful retreat while remaining moments from every urban convenience.

Built in 2021 and thoughtfully designed, the apartment showcases a spacious open plan living and dining area, enhanced by a seamless flow onto a private balcony, perfect for relaxing or entertaining while soaking in the scenic outlook. A combination of sleek floorboards and plush carpet adds warmth and sophistication throughout.

The modern kitchen is both stylish and practical, featuring quality finishes, ample storage, and a layout designed for effortless everyday living. Both bedrooms are generously sized with built in wardrobes, while the well appointed bathroom reflects a clean, contemporary aesthetic.

Comfort is assured year round with reverse cycle heating and cooling, complemented by double glazed windows throughout, providing

FOR SALE
\$499,000+

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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.

 **LJ Hooker**

energy efficiency and a peaceful, quiet living environment. Secure basement parking plus additional storage completes the package.

Location Highlights:

- Walking distance to Yerrabi Pond, scenic trails, and parklands
- Close to Gungahlin College and Burgmann Anglican School
- Moments from Gungahlin Town Centre with cafes, restaurants, and retail
- Easy access to Canberra Light Rail stops for a seamless commute
- Nearby Gungahlin Leisure Centre
- Short drive to Canberra CBD

Features:

- Modern apartment in the Lumi complex, built 2021
- Two spacious bedrooms with built in wardrobes
- Stylish bathroom with contemporary finishes
- Open plan living and dining with abundant natural light
- Private balcony with gorgeous views over Yerrabi Pond
- Quality kitchen with ample storage and modern appliances
- Combination of floorboards and carpet throughout
- Double glazed windows for quiet, energy efficient living
- Reverse cycle heating and cooling
- Secure underground parking plus storage

Essentials:

- Body Corporate: approx. \$1,166.97 pq
- Rental Appraisal: \$580 - \$600 pw
- Land Tax: approx. \$499.27 pq
- " Rates: approx. \$443 pq
- " Internal size: approx. 72m²
- " Balcony size: approx. 13m²
- " Total size: approx. 85m²
- Year Built: 2021
- EER: 6.0 Stars

Perfectly suited to first home buyers, downsizers, or investors, this apartment presents a fantastic opportunity to secure a modern home in one of Canberra's most connected and desirable precincts.

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

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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



MORE DETAILS

Property ID	2FH4FHK
Property Type	Apartment
House Size	85 m2
EER	6
Including	Ducted Cooling Ducted Heating Balcony Dishwasher Floorboards Built-in-Robes

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

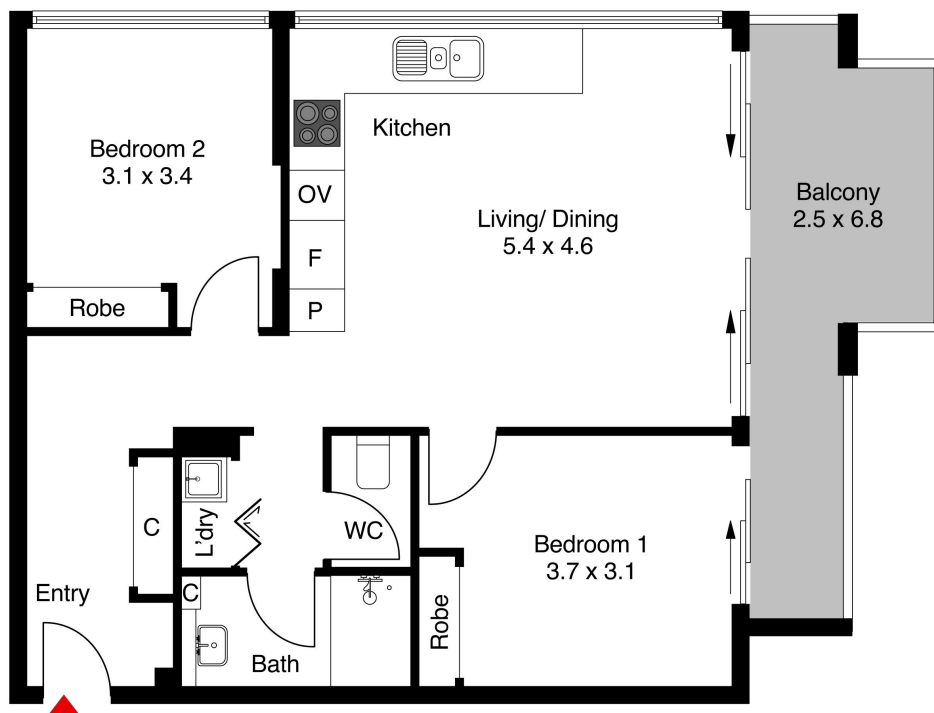
Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

615/100 Swain St, Gungahlin