




1305 'Lumi/102 Swain St, Gungahlin, ACT 2912

\$2,200,000+

Apartment 3  3  3 



## Bespoke Penthouse Living with Panoramic Yerrabi Pond Views

Inspections by Appointment: Please call Andy on 0400 819 650

If you are looking to downsize without compromise or seeking a spacious executive home, this spectacular penthouse offers over 230m<sup>2</sup> of bespoke living space - perfectly oriented to capture the northerly sun and sweeping elevated views across Yerrabi Pond to the mountain ranges beyond.

Purchased off the plan in 2018, the current owners worked closely during construction to upgrade the inclusions to an exceptionally high calibre. At the heart of the home is a custom-designed kitchen, complete with a massive stone island bench, walk-in pantry with tailored joinery, and abundant storage. Culinary enthusiasts will appreciate the suite of Wolf appliances, including dual pyrolytic ovens, a magnetic induction cooktop, and a warming drawer. Completing this chef's dream is an integrated Sub-Zero double-door refrigerator - with advanced food preservation technology inspired by NASA.

The residence boasts two generously proportioned living areas, both filled with natural light and framed by breathtaking views. An enclosed winter garden/balcony allows for year-round enjoyment of Yerrabi Pond, while an internal atrium light well enhances the home's sense of space and tranquillity. The bedrooms are all impressively sized, offering comfort and privacy in equal measure.

Energy efficiency has been thoughtfully considered with double-glazed, thermally broken windows and a heat recovery ventilation system, ensuring fresh, comfortable air quality and consistent temperatures throughout the seasons.

Situated on the fringe of Gungahlin Town Centre, you'll have cafés, restaurants, shops, and the Light Rail station just moments from your door - the perfect blend of convenience and exclusivity.

Penthouse residences of this calibre are exceptionally rare. If you're seeking a bespoke, low-maintenance home with world-class inclusions and views to impress, this one deserves a place at the very top of your list.

Living space: 233m<sup>2</sup>

Balconies: 60m<sup>2</sup>

Atrium: 13m<sup>2</sup>

### Listed By

Sarah Miller

### Open for Inspection

By Appointment.

