

1 Nimbera Street, Harrison, ACT 2914

McIntyre
PROPERTY

Apartment For Sale

Thursday, 4 January 2024

1 Nimbera Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Apartment



Terry Cooper

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\$500,000+

Here's your chance to enter the market or add to your investment portfolio with this stylish 2 bedroom FONZY unit (for the uninitiated, that means a unit above the garage! Think Happy Days). Sited on a quiet corner within walking distance to Harrison School, Franklin Shops and the Light Rail stop, this sun filled apartment offers a well thought out design and features open plan north facing lounge/dining/kitchen opening onto a splendid balcony where you can sit and watch the world go by! The kitchen boasts stone benchtop, dishwasher and Euro appliances, whilst the modern bathroom will delight. Two generous bedrooms, auto door to the garage and reverse cycle air conditioning complete the picture. Downstairs is a single lock up garage with laundry and a sizeable courtyard which is well fenced. This property is located in central Gungahlin giving easy access to the town centre, both Barton and Federal Highways, while the light rail gives quick easy access to Dickson and Civic. Currently tenanted at \$500/week

Features Include:

- 74m² of sun filled living
- Single lockup garage under
- Open plan design
- 2 generous bedrooms
- Designer kitchen and bathroom
- 2 generous bedrooms
- Convenient location
- Close to schools & shops
- Near to light rail station
- Great tenants

Outgoings & Property Information: Living size: 74 sqm Garage size: 25 sqm Rates: \$2,198 per annum Body Corporate fees: \$1,924 per annum Land tax (if rented): \$2,889 per annum Expected rent: \$500 per week Year Built: 2013 EER: 4.0

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