

10/141 Mapleton Avenue, Harrison, ACT 2914

Townhouse For Sale

Thursday, 15 February 2024

STONE

10/141 Mapleton Avenue, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 84 m2

Type: Townhouse



Sam Dyne

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\$570,000+

Discover a lifestyle of convenience, comfort with this updated 2-bedroom townhouse in Northern Canberra. With fresh paint and carpets, this two-storey home enjoys a spacious and functional floorplan for every occasion, and along with its convenient location near many amenities it is the perfect home for small families and groups. At entry, the bottom level is a north-facing shared living space which invites plenty of natural light with your U-shaped kitchen overlooking this room. A downstairs bathroom and compact laundry make it a well-equipped space for entertainment and leisure time. To balance out the experience, the quiet upstairs separates the bright atmosphere with a tucked-away residence with an ensuite to bedroom 1 for a well-rounded everyday experience. Being walking distance into central Franklin, residents are situated in a location where they can easily establish a routine in Gungahlin. This includes an abundance of shops, restaurants, and transport options such as the Light Rail. Schools like Harrison School and Gungahlin College in the adjacent suburb make this location ideal for younger families. The Gungahlin Town Centre is also a short drive away, providing one of the most brilliant, urban-style and centralised homes Northern Canberra has to offer.

Features Overview:- North facing- Two storey floorplan- Located in central Franklin and Harrison – walking distance to shops, restaurants, transport options and amenities. Gungahlin Town Centre is also a short drive away.- NBN connected with Fibre to the Premises (FTTP)- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 84 sqm- Front yard: 12 sqm- Backyard: 29 sqm- Total residence: 125 sqm

Prices:- Rates: \$405.90 per quarter- Body Corporate: \$630 per quarter- Conservative rental estimate (unfurnished): \$530-\$550 per week

Inside:- New carpet throughout- Shared dining-living room area, North facing for natural light- Downstairs bathroom- U-shaped kitchen overlooking dining and living space- Compact laundry space beside storage under stairs- Ensuite to bedroom 1- Linen storage space between bedrooms

Outside:- Front yard space- Large backyard space backing onto shared park area- Undercover car space + second open air car space- Secure storage space behind car park

Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horsepark Drive and the Federal Highway - the GDE/Parkway and to the City from Northbourne Avenue. Local shops, cafes and restaurants including Woolworths, Thai Herb, Dove Cafe, Coffee Guru and the Meadows ice creamery are within 1 km. Harrison School along with Harrison Playing fields, Mother Teresa Catholic Primary, Harrison Early Childhood Centre and an array of local services all close by.

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

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