

101/148 Flemington Road, Harrison, ACT 2914



Sold Apartment

Monday, 14 August 2023

101/148 Flemington Road, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Jess Kercher



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When it comes to apartment living, it's important to be close to it all. The location is second to none with the light rail network only a moment from your doorstep. This daily convenience will be a pleasant surprise and the investment potential will be sure to continue for years to come. The apartment itself is ideally positioned on the 1st floor, offering a spacious floor plan with over 84m² of indoor and outdoor living. This one-of-a-kind sun-drenched one-bedroom apartment is sure to impress and is perfect for first home buyers, downsizers and investors seeking style and convenience in a desirable location. Featuring a modern kitchen with stainless steel appliances, full sized bathroom, European laundry and reverse cycle heating and cooling. Those who occupy this residence will just love the oversized balcony which was designed to maximise the indoor-outdoor connection. Here you'll find more than enough space to entertain friends. This modern apartment also offers a single secure basement carpark with lockable storage cage as well as lift access direct from basement to apartment level. The vendors have advised they will be paying for 12 months worth of body corporate fees for this property, that's a huge saving. The Features:

- Private spacious balcony, perfect for entertainment
- Sleek kitchen with stone benchtops & ample storage options
- Stainless steel appliances, electric cooktop, dishwasher, tiled splashback
- European-style laundry with sink & mounted dryer
- Bathroom with floor-to-ceiling tiles, semi-frameless shower screens
- Large bedroom with walk in Robe & access to balcony
- Neutral colour scheme throughout the home
- Reverse cycle split system air conditioning
- Basement car space and intercom access to building
- Visitor car spaces in front of building
- NBN connection to building
- Complex swimming pool

Close proximity to:

- The Gungahlin Marketplace
- Newly developed light rail station
- Harrison Primary School
- Burgmann Anglican School
- Gungahlin College

The Important Numbers.

- Living size: 66m²
- Balcony: 13m²
- Total Area: 79m²
- Body Corporate: \$1732.87 per qtr approx.
- General Rates: \$ 369.82 Per qtr approx..
- Land Tax (if rented) \$440.17 per qtr approx..
- EER: 6.0

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