

# 102/230 Flemington Road, Harrison, ACT 2914

STONE

## Apartment For Sale

Thursday, 1 February 2024

102/230 Flemington Road, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Sam Dyne  
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**\$445,000 - \$465,000**

Enjoy a lifestyle of comfort, convenience and ease in the lively yet peaceful district of Gungahlin with this fully furnished 2-bedroom apartment in central Harrison. With an intuitive layout built for functionality and low maintenance, this home enjoys an easy atmosphere from natural light and simple design for the day-to-day. This unit features a parallel kitchen that overlooks the living-dining that invites plenty of space to design the home to be yours. A balcony extends from this area, balancing the home's design for any occasion perfect for small and young groups and families looking for a place in Northern Canberra. Only walking distance or a minute's drive into the Gungahlin Town Centre and the Harrison-Franklin shopping districts, residents have access to many shops, restaurants, transport like the Canberra Light Rail, schools and other amenities. Combined with the reserves, lakes and walking paths of surrounding areas, 102/230 Flemington Road, Harrison offers the balanced and convenient living that the area of Gungahlin has to offer. Features Overview:- East facing- Single level floorplan- Located in central Harrison-Franklin, a short drive or a walk away from Gungahlin Town Centre and the district's shopping area for shops, restaurants, transport, schools and other amenities. Also close proximity to the Canberra Light Rail for easy access to Canberra City and central Gungahlin. - Fully furnished, perfect for a first home buyer or investor- NBN connected with Fibre to the Premises (FTTP)- Age: 8 years (built in 2016)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 61 sqm- Balcony: 9 sqm- Total residence: 70 sqm Prices:- Strata levies/Community title: \$532.64 per quarter- Rates: \$218 per quarter- Land Tax (Investors only): \$315 per quarter- Conservative rental estimate (unfurnished): \$540-\$560 per week Inside:- Shared living-dining area from entry space- Parallel kitchen facing open room- Compact laundry from bathroom- Bedroom 1 facing balcony for natural light throughout the day- Separate carport in basement Outside:- Balcony from living-dining area and accessible from bedroom 1- Clothesline on balcony 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](mailto:samdyne@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.