

**103/230 Flemington Road, Harrison, ACT 2914**



**Apartment For Sale**

Wednesday, 7 February 2024

103/230 Flemington Road, Harrison, ACT 2914

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$360,000+**

This is a great opportunity to own a spacious 1-bedroom apartment nestled in the heart of Harrison. This modern residence seamlessly combines style, comfort, and convenience, making it an ideal haven for urban living. As you step into this thoughtfully designed apartment, you are greeted by an open and inviting living space complemented with contemporary finishes. The kitchen, equipped with Fisher & Paykel appliances including a dishwasher and ample storage, is a culinary enthusiast's delight. The dining area seamlessly flows into the cozy living room, creating a perfect space for relaxation and entertainment. The bedroom, generously sized and bathed in natural light, provides a relaxing retreat. Including mirrored built-in wardrobes it effortlessly blends functionality with comfort. The well-appointed bathroom has a tasteful design, equipped with the euro style laundry. A private balcony incorporating the length of the apartment offers a charming outdoor escape, perfect for enjoying your morning coffee or evening sunset. Both the living and bedroom enjoy a seamless flow to the balcony. Conveniently located on Flemington Road, this residence provides easy access to a plethora of amenities. Whether it's the nearby shopping centers, recreational facilities, or dining, everything you need is just a stone's throw away. Commuting is a breeze with public transportation, including the light rail and major roadways in close proximity. Residents can also take advantage of on-site facilities, such as secure parking, a storage cage and communal spaces. Don't miss the opportunity to make this apartment your urban oasis in the heart of Harrison.

**Key Features:-** Spacious open-concept layout.- Well-appointed kitchen.- Inviting living room flowing from the kitchen and dining area.- Reverse cycle heating and cooling.- Generous bedroom with mirrored built in robes.- Modern spacious bathroom.- Private balcony off of bedroom and living.- Dedicated parking space & storage cage for your convenience.- Light rail outside your doorstep- 5 minute drive to Gungahlin shopping centre.- North-east facing balcony.

**Property Address:** 103/230 Flemington Road, Franklin, Canberra. **Living space:** 56m<sup>2</sup> **Courtyard** 15m<sup>2</sup>. **Strata Fees:** \$1,142 per quarter (approx.) **Rates:** \$338 per quarter (approx.) **Land Tax:** \$383 per quarter (approx. if rented) **Current rental appraisal:** \$460 - \$480 per week (approx.) **EER:** 6.0 stars