

# 11/70 Nullarbor Avenue, Harrison, ACT 2914

## Sold Unit

Monday, 14 August 2023

11/70 Nullarbor Avenue, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jonathan Charles  
0262095010



Robert Burns  
0262095006

**\$535,000**

Situated at the intersection of Flemington Road & Nullarbor Avenue, 'Hudson Square' houses a stylish north-facing 2-bedroom apartment that promises a high-quality and convenient lifestyle. An ingeniously designed interior, clever use of the orientation, complete with modern finishings, & direct access to the light rail, this charming apartment is sure to attract a wide range of potential buyers. On entering the second floor apartment, one's attention is immediately captured by the light filled living areas. The north facing balcony floods both bedrooms and the lounge room with natural light. This making the balcony an ideal centre for entertaining, a balcony garden for the tenants, or even a sunny spot to relax in the afternoons. A well-equipped kitchen features stone bench tops & quality stainless steel appliances including a four-burner electric cook top, an under-bench oven, microwave cavity, plenty of storage options and a dishwasher. Featuring spacious bedrooms with built-in wardrobes, both overlooking the balcony, this apartment offers a comfortable and practical living space. The main bedroom features an ensuite, while the main bathroom is conveniently located opposite bedroom two. The European-style laundry, equipped with a tumble dryer, and the reverse cycle air conditioning further add to the convenience and comfort of the apartment. Additionally, there are two secure underground parking spaces and a storage cage, as well as lift and intercom system access to the apartment. With so much to offer, this apartment is an excellent investment opportunity for anyone looking to move in now or lease it out. This apartment is a fantastic opportunity to capitalise on both its great location and its high rental demand. This property was constructed in 2016 and boasts a prime location just across from the Light Rail, local amenities, supermarkets, parks, and cafes. Furthermore, it's conveniently located close to Gungahlin town centre, Dickson's shopping and dining precincts, and Canberra's city centre, all of which can be easily reached by car or Light Rail. If you have school-aged children, you'll be pleased to know that Harrison School, Burgmann Anglican School, and Gungahlin College are all located nearby. Features: -2nd floor 2-bedroom apartment -Main bedroom with ensuite -Large North facing balcony -Both bedrooms with built-in wardrobes & north facing -2 secure underground car parks side by side -Lift access -Intercom system -Spacious living areas -Kitchen with stone benchtops -Ariston stainless steel appliances -Electric cook top & under-bench oven -Dishwasher, plenty of storage above and below kitchen bench -Reverse Cycle Air Conditioner -Storage cage in basement -Extra door lock - Additional off-street Parking -Easy walk to Light Rail, supermarket, specialty shops, -Gym, Woolworths, Asian supermarket - Proximity to Post Office, The Gunghalin Marketplace, Calvary Private Hospital, Harrison Primary School, Burgman Anglican High School, Gungahlin College, University of Canberra & 15min to the Canberra Airport. Living: Approx. 81m<sup>2</sup> Balcony size: 22m<sup>2</sup> Rates: \$1,400 p.a. approx.. Land Tax: \$1700 p.a. approx.. Strata Fees: \$4,700 p.a. approx. Built: 2016