

116/148 Flemington Road, Harrison, ACT 2914



Unit For Sale

Friday, 3 May 2024

116/148 Flemington Road, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Manuel Vlandis

0418260663

Offers over \$390,000

You will love this delightful one-bedroom apartment with its modern decor in the stylish "Fusion" building. Beautifully positioned in this fabulous suburb, it faces east for a sunny morning aspect. The spacious main bedroom enjoys lots of natural light and has walk-thru robes leading to the bathroom. The separate study includes robes where you can work from home or use it as a multi-purpose room. The full-size kitchen has ample stone bench tops & abundant cupboards. From the large open plan dining & living area, glass sliding doors lead onto the balcony for outdoor relaxation with a pleasant outlook to rolling hills. For that modern, clean décor, the apartment has just been repainted and installed with brand new carpets. You will also enjoy being a short walk to the Light Rail Stop on adjacent Flemington Road, from where Gungahlin Centre and the City are only minutes away and freeing you from carparking hassles and expenses. The Franklin Woolworths Supermarket is also a short walk away for your extra convenience while the serenity of the nearby reserve & walking trails will calm and relax you. On-site BBQ facilities and swimming pool allows you to enjoy an afternoon entertaining your friends. Also included is a basement car space plus enclosed storage. Already vacant and clean for your immediate enjoyment this beautiful apartment is ideal for live-in owners making it the one you will be proud to own. For further information and to arrange your inspection please contact Manuel Vlandis.

Quick Facts: Top floor apartment in the wonderful "Fusion" Situated on quiet side of building for lazy sleep-ins. Open living spaces for comfortable living Brand new carpet installed. Modern full-size kitchen with ample bench space Stone bench tops, electric cooktop & oven Spacious main bedroom with walk-thru robes Additional separate study room with built-in-storage Separate bathroom with shower Abundant storage space Reverse cycle air conditioners Car spaces plus storage in basement Lift access from basement to level 3 Premium central location Short walk to light rail stops. Short walks to local schools, ovals & Wells Station Park Walk to Woolworths on other side of Flemington Rd. Easy access to City & Gungahlin with the light rail Vacant for your immediate enjoyment Fusion – lifestyle benefits BBQs for outdoor entertaining In-ground swimming pool Visitor car parking in basement Lift access with intercom

Key Figures: all approximate EER: 2.26 Living area: 71 m² Balcony area: 9 m² Total area: 80 m² General Rates: \$1,560 p.a. Land Tax: \$1,860 p.a. (Investors only) Strata Levies: \$5,826 p.a. Built: 2013 Rental potential: \$465 to \$485 pw