

# 131/230 Flemington Road, Harrison, ACT 2914

## House For Sale

Wednesday, 12 June 2024



131/230 Flemington Road, Harrison, ACT 2914

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tony Yip

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**\$380,000 +**

Discover the perfect urban sanctuary in the heart of Harrison with this spacious 1-bedroom apartment. Combining contemporary style with comfort and convenience, this modern residence is designed for the discerning urban dweller. Upon entering, you're welcomed into an open and inviting living space adorned with modern finishes. The kitchen, complete with Fisher & Paykel appliances including a dishwasher and ample storage, is a chef's dream. The dining area seamlessly connects to the cozy living room, creating an ideal space for relaxation or entertaining guests. The bedroom is generously proportioned and flooded with natural light, offering a serene retreat. Mirrored built-in wardrobes add functionality while maintaining the room's aesthetic appeal. The well-appointed bathroom features a tasteful design and includes a euro-style laundry. A private balcony spans the length of the apartment, providing a charming outdoor escape for enjoying morning coffees or evening sunsets. Both the living room and bedroom offer direct access to the balcony, enhancing the sense of space and connection to the outdoors. Located on Flemington Road, this residence offers easy access to a range of amenities. From shopping centers to recreational facilities and dining options, everything you need is just moments away. Commuting is effortless with public transportation options, including the light rail and major roadways, close by. Residents can also enjoy on-site facilities such as secure parking, a storage cage, and communal spaces. Don't miss this opportunity to own your urban oasis in the vibrant heart of Harrison.

**Key Features:** Explore the epitome of modern living with this exquisite residence boasting:- Expansive open-concept design, seamlessly blending the kitchen, living, and dining areas for effortless entertaining.- A kitchen fit for a culinary enthusiast, equipped with top-of-the-line amenities and ample storage space.- Reverse cycle heating and cooling system ensuring year-round comfort.- Luxurious bedroom featuring mirrored built-in robes for added convenience and style.- Contemporary and spacious bathroom offering a tranquil retreat.- Private balconies off both the bedroom and living area, perfect for enjoying morning coffees or evening sunsets.- Dedicated parking space and storage cage for your utmost convenience.- Enjoy the convenience of the light rail just outside your doorstep, offering seamless connectivity.- A mere 5-minute drive to the vibrant Gungahlin shopping centre for all your retail and dining needs.- Embrace the natural light and warmth with a north-east facing balcony, ideal for soaking up the sun throughout the day.

**The Numbers (approx.):**

- Living area: 56m<sup>2</sup>
- Balcony 15m<sup>2</sup>
- Level 3
- EER: 6 stars
- Strata levies: \$1,329.71 p.q (approx)
- General rates: \$416.87 p.q. (approx)
- Water & sewerage rates: \$186.77 p.q.
- Land tax (investors only): \$499.48 p.a. (approx)
- Leased: \$470 per week till 15 Jan 2025
- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)
- Bus stop nearby & Light rail station across the road