

**133/2 Windjana Street, Harrison, ACT 2914**



**Sold Apartment**

Sunday, 20 August 2023

133/2 Windjana Street, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Contact agent

Discover the epitome of modern living in this exceptional property nestled in a prime location. With its high ceilings, north-facing orientation, and an array of desirable features, this residence offers the perfect blend of comfort and convenience. The location doesn't get any better with bus, light-rail and drive to city in less than 20 minutes.

**Key Features:**

- North-Facing Bliss:** Enjoy abundant natural light and a warm, sunlit ambiance throughout the day, thanks to the property's coveted north-facing orientation.
- Unbeatable Location:** Situated in a sought-after neighborhood, this property is conveniently located within walking distance to shops, schools, and an array of charming cafes. Plus, with Woolworths just across the road, your daily essentials are just a stone's throw away.
- Effortless Connectivity:** Commuting is a breeze with public transportation right at your doorstep, ensuring seamless connections to wherever you need to go.
- Energy Efficiency:** Embrace a sustainable lifestyle with a remarkable energy efficiency rating of 6, reflecting the property's commitment to environmental responsibility and reduced utility costs.
- Restricted Parking:** Your peace of mind is assured with restricted parking facilities, only accessible to residents.
- Relaxation Retreat:** Indulge in the expansive common areas boasting a refreshing pool and BBQ facilities. Invite friends over for a delightful poolside gathering or savor a relaxing evening barbecue.
- Gourmet Delight:** Unleash your culinary creativity in the spacious kitchen, equipped with ample storage and top-tier appliances. Whether you're a seasoned chef or a culinary enthusiast, this kitchen is sure to inspire your culinary adventures.

This property offers a rare opportunity to experience contemporary living at its finest. Don't miss your chance to call this remarkable residence your own. Contact us today to schedule a viewing and unlock the doors to your new dream home!

**The Essentials:**

- Indoor space: 76m<sup>2</sup>
- Outdoor space: 14m<sup>2</sup>
- Public transportation at doorstep
- High Ceiling
- Strata: \$5,615 p.a. (approx)
- Rates: \$1,532 p.a. (approx)
- Land Tax: \$1,796 p.a. (approx)

investors only - Year Built: 2013 - EER: 6