

**134/2 Windjana Street, Harrison, ACT 2914**

**MARQ**

**Apartment For Sale**

Thursday, 14 December 2023

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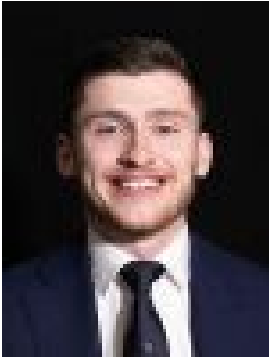
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 108 m2**

**Type: Apartment**



Sam Taylor

0261238000

**\$539,000+**

Step into a realm of sophistication with this ground-floor three-bedroom apartment in Harrison, where luxury meets practicality and convenience. Experience the advantage of a prime North-East aspect in the open-plan kitchen, living, and dining area. Abundant windows throughout the apartment guarantee a flood of natural light, creating a bright and welcoming ambiance that enhances the overall living space. A distinctive element of this home is its remarkable and uncommon 3m tall ceilings, establishing a vast and breezy atmosphere that offers an unmatched feeling of space. This exceptional feature allows you to craft a residence that exudes both grandeur and a welcoming charm. Beyond the luxurious interiors, the apartment's location adds an additional layer of charm, positioned conveniently along the light rail route. This ensures seamless access to Gungahlin or the City, transforming commuting into an effortless experience. Additionally, the proximity to Franklin shops and a myriad of cafes provides convenience and endless opportunities for exploration and enjoyment. Large kitchen with stone bench tops, ample storage, and modern appliances. Open plan living and dining area, lit with natural light, accompanied by 3m tall ceilings throughout. Master bedroom complete with sunny corner position, built-in-robe, and en-suite. Bedroom two with built-in-robos and access to balcony. Expansive main bathroom with large walk-in-shower. Third bedroom offers versatility, with use as a guest room, nursery, or even a home office. Covered balcony with a leafy street view, ensuring the apartment feels open, spacious, and not hemmed in. Well sized laundry room, with ample linen storage, and rare to not be behind a cupboard. Two wall mounted split systems for heating and cooling, plus a 6.0 star energy rating. Ground floor corner apartment, with security fob access, and intercom for guests. Lift access from the secure basement, dual parking and a storage cage. Ideal location adjacent to Nullarbor Avenue Light Rail stop and the Franklin Shops. Easy access into Gungahlin Town Centre or the City, with a variety of quality public and private schools nearby. Living Size 99sqm + 9sqm balcony