

16/141 Mapleton Avenue, Harrison, ACT 2914

STONE

Townhouse For Sale

Thursday, 11 January 2024

16/141 Mapleton Avenue, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 125 m2

Type: Townhouse



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\$550,000+

Discover a lifestyle of comfort, ease and convenience with this 2-bedroom townhouse updated with fresh carpet throughout. This two-storey home enjoys a spacious and functional floorplan for every occasion, and along with the convenient location near many amenities it is a perfect home for small families or a young executive couple. At entry, the bottom level is a north-facing shared living space which invites plenty of natural light with windows on both sides of the property, a rarity for townhouses in this area. A downstairs bathroom and compact laundry make it a well-equipped space for entertainment and leisure time. To balance out the experience, the quiet upstairs separates the bright atmosphere with a tucked-away residence with an ensuite to bedroom 1 for a well-rounded townhouse experience. Only walking distance into central Franklin and across the road from Harrison school and Mother Theresa School, residents enjoy a lifestyle of convenience and ease. This includes an abundance of shops, restaurants and transport options. The Gungahlin Town Centre is also a short drive away, making 16/141 Mapleton Avenue one of the most fantastic, urban-style and centralised location townhomes that Northern Canberra has to offer.

Features Overview:- North facing- Two storey floorplan- Located in central Franklin and Harrison – walking distance to shops, restaurants, transport options and amenities. Gungahlin Town Centre is also a short drive away.- NBN connected with Fibre to the Premises (FTTP)- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 84 sqm- Front yard: 12 sqm- Backyard: 29 sqm- Total residence: 125 sqm

Prices:- Strata: \$576.48 per quarter- Rates: \$405.90 per quarter- Conservative rental estimate (unfurnished): \$530-\$550 per week

Inside:- New carpet throughout- Shared dining-living room area, North facing for natural light- Downstairs bathroom- U-shaped kitchen overlooking dining and living space- Compact laundry space beside storage under stairs- Ensuite to master bedroom- Linen storage space between bedrooms

Outside:- Front yard space- Large backyard space backing onto shared park area- Undercover car space- Secure storage space behind car park

Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horsepark Drive and the Federal Highway - the GDE/Parkway and to the City from Northbourne Avenue. Local shops, cafes and restaurants including Woolworths, Thai Herb, Dove Cafe, Coffee Guru and the Meadows ice creamery are within 1 km. Harrison School along with Harrison Playing fields, Mother Teresa Catholic Primary, Harrison Early Childhood Centre and an array of local services all close by.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

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