

20/17 Wimmera Street, Harrison, ACT 2914



Apartment For Sale

Friday, 17 May 2024

20/17 Wimmera Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment



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Awaiting Price Guide

If you have been looking for an investment property in an area known for its solid rental returns and ideal proximity to local amenities, then this apartment in an ultra-convenient pocket of Harrison is the one for you. Conveniently located in the tightly held Niche complex, this first-floor unit is directly opposite Harrison School and the Nullarbor Avenue light rail stop putting you just minutes away from the Gungahlin Town Centre and walking distance to local supermarkets, restaurants, bus stops, gyms, playing fields and medical services. The light-filled apartment has a well-appointed kitchen and open plan living space which opens out to a sunny private balcony, and a large main bathroom servicing two bedrooms both with built in robes. There are so many features on offer including European laundry, split system air conditioning, and single automatic garage. This property has had a strong rental history since the current owners bought the property when it was constructed in 2014 providing high yields, consistent tenants and a low maintenance investment. Currently tenanted until April 2025, this is a perfect investment where you know your property will always be rented, or brilliant for starting your real estate journey as a first home buyer where you would reap the rewards of a property that can be held as an investment to provide a great leapfrog into a larger home down the track.

- Located in a well-maintained private complex
- Main bedroom with built in robe and balcony access
- Second bedroom or study has built in robe and sky light
- Well-appointed kitchen with stainless steel appliances, stone benchtops, gas cooktop and dishwasher
- Light-filled & open plan living space
- Large main bathroom
- European style laundry facilities, dryer and a front load washing machine
- Split system air conditioning
- Secure single automatic garage
- Private & sunny tiled balcony
- Light rail stop at your doorstep putting you just minutes from the Gungahlin Town Centre
- Currently tenanted until the 16th of April 2025

Quick stats:

- Year built: 2014
- Body corp: \$510pq approx.
- Rates: \$518pq approx.
- Land tax: \$425pq approx.
- EER: 6.0