

22/11 Wimmera Street, Harrison, ACT 2914

STONE

Apartment For Sale

Friday, 19 April 2024

22/11 Wimmera Street, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jess Doolan
0262538220



Alex Ford
0262538220

\$599,000+

Nestled in a sought-after location, this residence offers more than just a place to call home-it offers a lifestyle of comfort, convenience, and ease. With its thoughtful design and emphasis on functional living, this property provides the perfect backdrop for creating cherished memories and embracing the essence of suburban living at its finest. Features Overview:- North-West facing- Located just moments to shops, cafes, restaurants, and Light Rail Station- NBN connected with Fibre to the Premises (FTTP)- Age: 9 years (built in 2015)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 87 sqm- Balcony 1: 11 sqm- Balcony 2: 2 sqm- Total residence: 100 sqm Prices:- Strata levies/Community title: \$1,131.45 per quarter- Rates: \$420 per quarter- Land Tax (Investors only): \$462.16 per quarter- Conservative rental estimate (unfurnished): \$590-\$610 per week Inside:- Large open plan living and dining space - Living area seamlessly flows to outdoor balcony- Fully appointed kitchen with ample storage and quality appliances- Grand master bedroom with access of private balcony, walk in robe - Two well-proportioned bedrooms with built in robes- Main bathroom and ensuite- European laundry- Separate linen cupboardOutside:- Private balcony to bedroom 1- North-facing balcony from living area- Basement car park with storage cage- Communal BBQ area and visitor parking to complexHarrison 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 an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries