

22/12 Helby Street, Harrison, ACT 2914



Townhouse For Sale

Thursday, 9 November 2023

22/12 Helby Street, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 143 m2

Type: Townhouse



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Auction

This free standing, single-level, 3-bedroom property is north-facing & offers a rare opportunity in this sought-after enclave of Harrison perfect for an astute investor wanting a low maintenance addition to their portfolio or a live-in owner who wants to indulge in a modern lifestyle. Located in a quiet street, the light filled interiors, easy maintenance courtyards & modern inclusions are complimented by the unique position within walking distance to the upcoming Kenny High School, Well Station Drive tram stop, all while close to parkland, & lush reserves which you can enjoy on a daily basis. Internally, the layout has been well designed spanning over 117m² of living, there is plenty of space to spread out and relax in comfort. As you walk in, you will find two generous sized bedrooms to the right, complete with large built-in robes, which are serviced by an adjacent bathroom complete with modern finishes including a semi-free standing shower screen & a bathtub. There is plenty of storage in this area with a large full-height linen built-in the wall making sure storage is never an issue. As you walk further in, you are greeted by the sizeable living & dining areas which are conveniently positioned by the modern kitchen creating an open plan layout. The Kitchen is well catered, and offers plenty of bench space, storage & is complete with stainless-steel appliances making sure each meal is cooked to perfection. The North facing living and dining areas open onto the delightful rear courtyard with landscaped gardens making this area perfect for all those morning coffee while relaxing in comfort or for entertaining guests in style. Quietly positioned to the rear overlooking the verdant garden is the master bedroom which is complete with a large built-in robe and an ensuite bathroom, making sure there is plenty of room for everyone to get ready in the morning. Other notable features of the home include ducted gas heating & evaporative cooling, LED downlights throughout, tiled flooring in the living areas & carpets in the bedrooms. Car accommodation is catered for with an oversized single car garage conveniently positioned at the front with direct access into the home. Extra car space outside the garage entry and ample visitor car spaces in the complex. Externally, the property offers two separate courtyards to be used as per your requirements, ensuring that entertaining becomes a regular occurrence. The location is a true highlight of this property. It is located within proximity to the upcoming Kenny High School, Well Station Drive tram stop, Franklin shops and nature reserve making it ultra-convenient, the Gungahlin Town Centre & is also only a short drive away.

Summary of features:

- Free standing
- Single level
- 3 bedrooms
- Master bedroom with ensuite
- All bedrooms with built-in robes
- 2 bathrooms
- Oversized single garage
- Extra car space outside the garage
- Open plan living area
- European style laundry
- LED downlights throughout
- 2 courtyards
- Well-appointed kitchen with stone benchtops & stainless steel appliances
- Tiled flooring to living areas & carpets in bedrooms
- Ducted gas heating & evaporative cooling
- Modern bathrooms with semi-frameless shower screens, bathtub & quality fixtures

Located close to:

- Gungahlin Town Centre 8 minutes' drive
- Harrison School 5 minutes' drive
- Mother Teresa School & Early Learning Centre 5 minutes' drive
- Franklin Shops 5 minutes' drive
- Well Station Drive Tram Stop 3 minutes' drive
- Future Kenny High School 2 minutes' drive

Key figures: (approx.)

Living area: 117m² Garage: 26m² Built: 2013 Strata: \$1,864 per annum Rates: \$2,366 per annum Land tax (investor's only): \$3,098 per annum Rental estimate: \$650 per week EER: 5.0 Stars