## 29/11 Wimmera Street, Harrison, ACT 2914 Sold Apartment



Type: Apartment

Thursday, 19 October 2023

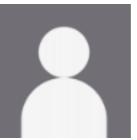
29/11 Wimmera Street, Harrison, ACT 2914

Bedrooms: 1 Bathrooms: 1



Jonny Warren 0401452625

Parkings: 1



Sienna Sewter 0477139216

## \$420,000

In 2013, the homeowner commenced their search for their first home. Looking for comfort and convenience, they came across this charming abode. Lovingly referred to as their "convenient little oasis", this treasured haven was quickly filled with warmth and memories. Over the years, the homeowner poured their heart into enhancing this space. Freshly painting the interior and installing vinyl flooring throughout, adding a breath of fresh air and modernity, while privacy-enhancing, block-out blinds transformed the apartment into a true retreat. They also replaced the door handles on the study and bedroom doors, adding their personal touch to every aspect of the home. The apartment comes equipped with modern comforts, including reverse cycle heating and cooling, and top of the range appliances in the kitchen for culinary adventures. The laundry is neatly tucked into the bathroom for added convenience. The heart of this cozy retreat is undoubtedly the living room, a place where the homeowner found solace and enjoyed stunning views of the distant mountains. Extending out onto a private balcony, the soothing afternoon sun offers an inviting space to unwind after a long day. The convenience of this location is unparalleled. Situated across the street, an array of local amenities await including Woolworths and BWS, making daily life an absolute breeze. A light rail stop, steps from the entrance, offers unbeatable access to public transport, ensuring you can explore Canberra with ease. Gungahlin Town Centre and the bustling CBD are a short commute away, beckoning shopping experiences, delectable restaurant options and exciting job opportunities. As their story grows, so does their desire to upsize, so the homeowner now embarks on a new journey providing an incredible opportunity for a new owner or investor alike. More Details: Two bedroom, one ft. built-in robeOpen plan living, kitchen & diningBalcony accessible from living spaceKitchen ft. Artison oven & 600mm Tsira electric cooktop & dishwasherBlock out blindsVinyl flooring throughoutLaundry inc. 4kg aerodry Fisher & Paykel dryerSingle allocated, secure carpark ft. storage cageThai Herb restaurant located within complexAcross the road from tram stop, Woolies, BWS & shopsShort commute from Gungahlin Town Centre & Canberra CBDAprx. Living: 59sqmAprx. Balcony: 10sqmAprx. Council Rates: \$1604.44 p/aAprx. Stata Levies (inc. Sinking Fund): \$902.38 p/qApprox. Rental Return: \$500 per week