

33/11 Wimmera Street, Harrison, ACT 2914

STONE

Sold Apartment

Thursday, 10 August 2023

33/11 Wimmera Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Jess Smith
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Shaye Davies
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\$500,000

Perched on level 1, this spacious apartment boasts generous bedrooms and open-plan living areas with 73 sqm of internal living space opening out onto a large 18 sqm balcony. The open-plan Kitchen is equipped with stone bench tops, stainless steel appliances, a dishwasher and ample storage and pantry space. The expansive master bedroom features a built-in robe and ensuite. Only a minute's walk away from the light rail station and Harrison School. The building and surrounding precinct are also home to childcare centres, restaurants like the popular Thai Herb, cafes, and medical centres. The Franklin shopping precinct is a stroll across the road with Woolworths, Chemist and fresh seafood shops all at your fingertips. This opportunity offers a fantastic chance for any downsizer, first-home buyer or savvy investor to secure a great property in the heart of Harrison. Features Overview:- Single-level floorplan apartment on level 1- New carpets throughout- Freshly painted throughout- NBN connected with FTTP- Age: 10 years (built in 2013)- Units plan number: 3927- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Harrison Green- Number of units in development: 97- Strata management: Civium Sizes (Approx)- Internal Living: 73 sqm- Balcony: 18 sqm- Total residence: 91 sqm Prices- Strata Levies: \$979.18 per quarter- Rates: \$347.25 per quarter- Land Tax (Investors only): \$427 per quarter- Conservative rental estimate (unfurnished): \$500 - \$520 per week Inside:- Master bedroom with ample light, built-in robe and ensuite- Spacious second bedroom with built-in robe- Large main bathroom- Open-plan living and dining with Glass sliding doors through to the balcony- Well-appointed kitchen with ample storage, quality appliances and breakfast bar- Split System Outside:- Large Balcony perfect for entertaining - Secure single-car space and storage shed 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 are all close by. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further enquiries.