

41/144 Flemington Road, Harrison, ACT 2914

STONE

Sold Townhouse

Thursday, 12 October 2023

41/144 Flemington Road, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 94 m2

Type: Townhouse



Sam Dyne
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\$450,000

Property to be auctioned on site 27/10/2023 at 5:30pm with offers welcome prior. Perfectly positioned in the prime and bustling location of Harrison, you'll find this well appointed 1 bedroom townhouse. Situated adjacent to the light rail and within metres of walking distance from shops, easy living has never looked better. This opportunity gives you the perfect combination of style, convenience and affordability. Features Overview:- North facing- First floor, single-level floor plan- NBN connected with FTTP- Age: 11 years (built in 2012)- Units plan number: 3849- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Kianga- Number of buildings in development: 84- Strata management: Independent Body Corporate Sizes (Approx.):- Internal Living: 61 sqm- Balcony: 12 sqm- Car space: 21.12 sqm- Total residence: 94.12 sqm Prices:- Strata Levies: \$491.1 per quarter- Rates: \$368 per quarter- Land Tax (Investors only): \$469 per quarter Inside:- Open-plan style kitchen, living and dining- Abundance of natural light due to corner-position.- 1 spacious bedroom with large walk-in-robe and custom cabinetry- New hybrid flooring upstairs with premium carpet to the bedroom.- Full-sized kitchen equipped with stone benchtops and gas cooktop. - Large shower - Sliding glass doors opening onto a beautiful, north-facing balcony- Garage downstairs has been converted into a multi-purpose room but can easily be converted back. Outside:- Secure lock-up garage with internal access.- Spacious north-facing balcony.- Second private car spot in front of garage. 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: samdyne@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.