

**41/236 Flemington Road, Harrison, ACT 2914**



**Apartment For Sale**

Friday, 3 November 2023

41/236 Flemington Road, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Yubi Baral

0261828526

**\$479,999+**

Bright and spacious, this intelligently designed two-bedroom apartment presents a fantastic entry-level or downsizing opportunity, perfect for those looking for a well-appointed, low-maintenance home with a desirable outlook. Property attributes: Year Built 2015 Living: 79 sqm. Plus Balcony, Car space, and Storage Cage Outgoings: Approx. Body Corporate: 1644.78 pq Rate: \$509.00 pq Land Tax: \$541.00 pq (Only if rented) Features:

- Corner two-bedroom ensuite apartment
- Sophisticated open-plan living area, a split system for comfort, and sliding door enormous entertaining balcony.
- Main bedroom with mirrored built-in robes and ensuite.
- The secondary bedroom is generous in size with with mirrored built-in robes.
- The modern kitchen boasts stone benchtops and quality bosch appliances and ample storage, a dishwasher, and an electric cooktop
- Modern bathroom with shower, floor-to-ceiling tiles in bathroom and ensuite
- Appointed with air conditioning and European laundry.
- Perfect easy-care property for an investor or professionals
- Well-kept secure building, double parking space provided.
- Secure storage in your parking area
- Excellent storage
- Well-maintained development
- Easy access to local schools, parks, shops and transport
- Moments to the City to Gungahlin light rail
- High rental demand, strong capital growth, popular suburb
- With the light rail at your doorstep together with an abundance of local shopping, cafes, and restaurants

This modern two-bedroom apartment offers a coveted easy-care lifestyle, combining space, style, and practicality. Perfect for those seeking an entry-level home or downsizing, this intelligently designed residence boasts ample accommodation and storage. Nestled within the Symphony Park development, it provides a sophisticated and functional living space in a highly accessible location. With the light rail right at your doorstep and a wealth of local amenities, this apartment is ready for its new owner. Take a ride on the light rail network in either direction to Gungahlin or Canberra City, with the stop only meters from the front door of this property. It's also a short drive away from Gungahlin Marketplace. For more information or to learn more about this property please contact Yubi Baral at 0452 646 746 Please note that the images shown are for illustration purposes only and may not be an exact representation of the property. Disclaimer: Interest in this property should be registered with ONE AGENCY GUNGAHLIN. The contents of this proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and make their inquiries to satisfy themselves in all respects.