

# 42/134 Flemington Road, Harrison, ACT 2914



## Unit For Sale

Sunday, 10 December 2023

42/134 Flemington Road, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Unit**



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## Offers Over \$399,000

Introducing 42/134 Flemington Road, Harrison – a modern gem offering the epitome of contemporary living. This two-bedroom, one-bathroom apartment with a large lock-up garage is a perfect blend of style and functionality. With new floorboards throughout, the open-plan living effortlessly connects to a north-east facing balcony, providing an abundance of natural light and a seamless indoor-outdoor flow. The heart of this home is its spacious kitchen, boasting a gas cooktop, electric oven, dishwasher, and ample storage and bench space. Both bedrooms are generously proportioned, both featuring abundant wardrobe space. The property will be vacant and ready for its new owner to move in and make it their own. Situated in an enviable location, 42/134 Flemington Road is a stone's throw away from all essential amenities and enjoys a north-easterly aspect for year-round comfort. Embrace a vibrant lifestyle with the convenience of the light-rail at your doorstep, promising easy access to the best the area has to offer. Don't miss the opportunity to secure this modern haven that perfectly balances comfort, style, and location.

**The Perks.**

- Modern 2 bedroom, 1 bathroom, 1 garage design
- Light filled open plan living and dining area, plus north-east facing balcony
- Excellent 6-star energy efficiency rating
- Generously sized bedrooms with built-in wardrobes
- Kitchen with gas cooktop, electric oven, dishwasher and ample cupboard and bench space
- Split system air conditioning
- European-style laundry
- Oversize single lock-up garage, 2.1m clearance with remote control access, plus high roof for extra storage options
- Close proximity to the light-rail, Woolworths, cafes and restaurants, Harrison primary school and the thriving Gungahlin Town Centre

**The Numbers.**

- Living area: 68m<sup>2</sup>
- Balcony: 10m<sup>2</sup>
- Rates: \$441 per quarter (approx)
- Body corporate: \$635 per quarter (approx)
- Rental estimate: \$500 - \$530 per week (approx)
- EER: 6 stars
- Build: 2012