

44 Otway Street, Harrison, ACT 2914

STONE

Townhouse For Sale

Saturday, 2 March 2024

44 Otway Street, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 109 m2

Type: Townhouse



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\$400,000+

Experience the convenience of living in this low-maintenance, one-bedroom residence. With its stylish minimalist layout with ample lighting, this property, Situated mere moments from the vibrant Gungahlin town center and a quick 15-minute drive to the city, this property promises both comfort and accessibility. Whether you're seeking a cozy home or a valuable addition to your investment portfolio, this hassle-free property is sure to exceed expectations

Features Overview:- North facing- Double level floorplan- Minutes stroll to shops, playgrounds, and light rail- NBN connected with FTTP- Age: 9 years (built in 2014) - Units plan number: 4042- EER (Energy Efficiency Rating): 4 Stars

Development Information:- Name of development: The Terraces at Symphony Park- Strata management: Vantage strata

Sizes (Approx)- Internal Living: 92 sqm (41 sqm upstairs and 51 sqm downstairs)- Balcony: 17 sqm- Total residence: 109 sqm

Prices- Strata Levies: admin \$628.71 per quarter and sinking fund \$254.89 per quarter- Rates: \$653.6 per quarter- Land Tax (Investors only): \$688.2 per quarter- Conservative rental estimate (unfurnished): \$460 per week

Inside:- Spacious bedroom with large floor to ceiling built-in robe - Bathroom with floor-to-ceiling tiles - Large open-plan living- Spacious galley-style kitchen with ample storage and smeg appliances- Dishwasher- Glass sliding doors through to balconies - Separate laundry room - Sizeable secondary room downstairs (garage conversion) which could be used for storage or as a study. - Additional storage room under staircase

Outside:- Allocated driveway parking + street parking for visitors - Large balconies perfect for outdoor entertainment

Highlights: - Townhouse living (get away from high density apartment living: have minimal neighbours and a view from your balcony) - Plenty of storage (large built in, ample kitchen storage, under stair storage, garage conversion room and separate laundry room provide plenty of storage space which is a rarity for a one bedroom in Canberra)

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 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 on: jesssmith@stonerealestate.com.au

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