

45/84 Kings Canyon Street, Harrison, ACT 2914

STONE

Sold Townhouse

Saturday, 24 February 2024

45/84 Kings Canyon Street, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$645,000

Discover your lifestyle of comfort, liveliness and convenience the vibrant yet peaceful region of Gungahlin with this 3-bedroom townhouse in Harrison. With a north to south building orientation and a logical floorplan, this home enjoys a bright atmosphere from natural light and a practical design. Featuring an open floorplan among its stories, this home presents plenty of opportunity to furnish the home rise to your liking. Its living-dining area is complimented with the straight-layout kitchen and compact laundry space which allow for a functional day-to-day. Two balconies extend from the lower floor on its North and South ends, balancing this low-maintenance space for any occasion, also making it perfect for small and young groups and families looking for a place in Northern Canberra. Only a short drive into the Gungahlin Town Centre and a few blocks from the Harrison-Franklin shopping districts, residents have access to many shops, restaurants, transport like the Canberra Light Rail, schools and other amenities. Complete with the nature reserves, parks and walking paths of surrounding areas, 45/84 Kings Canyon Street offers the fantastic and convenient suburban living that the area of Gungahlin has to offer. Features Overview:- North to South facing- Three storey floorplan- Located in central Harrison-Franklin, a short drive or a walk away from Gungahlin Town Centre and the district's shopping area for shops, restaurants, transport, schools and other amenities. Also close proximity to the Canberra Light Rail for easy access to Canberra City and central Gungahlin. - NBN connected with Fibre to the Premises (FTTP)- Age: 9 years (built in 2015)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx.)- Internal Living: 102 sqm (Lower floor: 51 sqm + Upper floor: 51 sqm)- Balcony 1: 8 sqm- Balcony 2: 10 sqm- Garage: 36 sqm- Total residence: 156 sqm Prices:- Strata levies/Community title: \$671 per quarter- Rates: \$360.70 per quarter- Land Tax (Investors only): \$456.47 per quarter- Conservative rental estimate (unfurnished): \$640-\$650 per week Inside:- Shared living-dining area on lower floor- Straight-layout kitchen- Compact laundry space- North facing extra living/bedroom area on lower floor- Garage on its own floor below lower floor- Lower floor washroom- Ensuite to bedroom 1- Ample storage spaces throughout Outside:- North and South facing balconies on lower floor- Balcony from bedroom 1 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. 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 is 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 to make further enquiries.