

# 5/84 Kings Canyon Street, Harrison, ACT 2914



## Unit For Sale

Thursday, 6 June 2024

5/84 Kings Canyon Street, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 68 m2**

**Type: Unit**



Tammy Bush  
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**\$460,000+**

Discover urban living at its finest in this charming 2-bedroom ground floor apartment, perfectly situated for convenience and comfort, with the light rail at your doorstep and the Franklin shops and Harrison school down the road, this home is practically made with the modern family in mind. This great home features a spacious courtyard, ideal for outdoor relaxation or entertaining guests. The open-plan living and dining area flows seamlessly into a contemporary kitchen equipped with quality stainless steel appliances including a dishwasher and a gas cooktop. The master bedroom offers ample space with its large walk in robe and has fantastic natural light, providing a serene retreat at the end of the day. The second bedroom, like the master bedroom, has large windows bringing in great lighting and warmth to the room during the colder months. The generous bathroom consists of the linen press, the European laundry, a sink and a spacious shower. The toilet as well has its own sink and is separate from the main bathroom, meaning no more morning bathroom queues. Located just across the road from the light rail, commuting to the city has never been easier, making this home a perfect choice for busy professionals or anyone looking to enjoy the best of city living with the tranquillity of a suburban setting. Whether you are looking for a fantastic investment opportunity, are a family looking to downsize or a first home buyer, don't miss this opportunity to make this exceptional home your new property. Features: • Reverse cycle heating & cooling • North-West facing • Great natural light throughout • Large windows throughout home • Large fridge space • Fridge space is plumbed for water dispenser • Dedicated microwave space • Gas cooktop • High ceilings throughout home • Timber look flooring to living area • Carpet in bedrooms • Ceiling fan in master bedroom • Walk in robe to master bedroom • Separate toilet and bathroom • Gas hot water • Single lock-up garage and separate carport • Low maintenance garden in courtyard • Washing line on side of home • Courtyard access from street and complex • 15-minute walk to Harrison School • 15-minute walk to the Franklin shops • 10-minute drive to the Dickson shops • 8-minute drive to the Gungahlin marketplace Essentials: • EER: 6 • Living size: 68m<sup>2</sup> • Rates: \$1,712 p.a. • Land tax: \$2,121 p.a. • Strata Company: Bright & Duggan • Strata Levies: \$617.11 p.q. • Age: 2015 • Rental Estimate: \$470 - \$520