

58/40 Kings Canyon Street, Harrison, ACT 2914

Sold Townhouse

Sunday, 20 August 2023

Canberry.

Live Where You Love

58/40 Kings Canyon Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Townhouse



Melissa MartinSmith
0412765198

Contact agent

****Access via Bungle Bungle Street**** Situated in a highly desirable area, this town home offers the convenience of easy access to all your daily needs. Experience the seamless flow of open planned living, where dining and living areas are elegantly separated by a well-appointed kitchen. The kitchen boasts modern quality appliances including an electric oven, gas cooktop and dishwasher, making meal preparation a pleasure. Both bedrooms provide great space and are thoughtfully designed with built-in robes, providing ample storage and a clutter-free living environment. You will enjoy the luxury of both a main bathroom and an ensuite, adding versatility to your everyday living. Embrace the creature comforts with reverse cycle air conditioning, ensuring a cozy atmosphere in any season. There is also the added convenience of a linen cupboard, European laundry, and a separate powder room downstairs, ideal for guests or further ease. You can relax and unwind in the leafy front courtyard, the perfect place for leisurely moments. Park with peace of mind in the secured automatic garage with internal access to the rear courtyard, plus a covered carport in front for a total of two parking spaces. In close proximity to local schools, shops and public transport you can elevate your lifestyle with this remarkable town home that encapsulates comfort and style. What's on offer?

- Situated in a prime area for easy access to daily necessities.
- Two thoughtfully designed bedrooms with ample storage in built-in robes.
- Main bathroom and an ensuite, enhancing versatility.
- Seamlessly integrated dining and living areas divided by a well-appointed kitchen.
- Kitchen equipped with quality appliances including electric oven, gas cooktop, and dishwasher for enjoyable meal prep.
- Reverse cycle air conditioning units installed, adaptable for all seasons.
- Linen closet, European laundry, and separate powder room downstairs.
- Leafy front courtyard, perfect for relaxation.
- Two parking spaces including secured automatic garage with internal access and covered carport.
- Close to local schools, shops, and public transport.

Love the Location

- Within 2 minute drive or an easy 7 minute walk to Woolworths Franklin and specialty stores including 2 Medical Centres
- Within 1 minute drive or an easy 6 minute walk to Harrison School
- Within 5 minute drive to Gungahlin Town Centre
- Within 18 minute drive to Canberra City

Property Details

- Total Living: 88m² (approx.)
- Garage Size: 18m² (approx.) plus carport: 17m² (approx.)
- EER: 6 Stars
- Rates: \$437.00 per quarter (approx.)
- Strata Fees Admin: \$381 per quarter (approx.)
- Strata Fees Sinking Fund: \$236.50 per quarter (approx.)

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