

59/64 Kings Canyon Street, Harrison, ACT 2914

STONE

Sold Unit

Thursday, 19 October 2023

59/64 Kings Canyon Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jess Doolan
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\$465,000

Ideally located in the heart of Harrison, this executive two-bedroom residence enjoys a lifestyle of convenience, privacy, and quality. With grand proportions and leafy outlooks, this premier opportunity is adjacent to the light rail station and within walking distance to a range of local amenities and schools. Features Overview:- Beautiful north-facing apartment- Single-level floorplan- NBN connected with FTTP - Age: 11 years (built in 2012)- EER (Energy Efficiency Rating): 6.0 stars Development Information:- Name of development: Ascot- Number of buildings in development: 74- Strata management: LMM Solutions Sizes (Approx.)- Internal Living: 74.59sqm- Balcony: 9sqm- Garage: 19.99sqm- Total residence: 103.58sqm Prices- Strata Levies: \$650.85 per quarter- Rates: \$446 per quarter- Land Tax (Investors only): \$613.50 per quarter- Conservative rental estimate (unfurnished): \$420-\$440 per week Inside:- Light-filled apartment with practical floorplan- Corner apartment in quieter part of the complex- Large open-plan living and dining space- Fantastic storage throughout the apartment- Fully appointed kitchen with quality appliances- Sizeable master bedroom with built-in robes- Additional bedroom that can act as a study- European laundry- Updated light fittings- Split system to living area Outside:- Large outdoor balcony with access from living-dining area- Single-car garage with automated door- Extremely private outlooks- Walking distance to Light Rail station 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 are 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 at: jessdoolan@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.