

61/40 Kings Canyon Street, Harrison, ACT 2914

STONE

Apartment For Sale

Thursday, 1 February 2024

61/40 Kings Canyon Street, Harrison, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 120 m2

Type: Apartment



Sam Dyne
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\$450,000+

Claim your place in the vibrant yet peaceful region of Gungahlin with this 2-bedroom apartment in central Harrison. With north-facing windows and a straight-forward floorplan, this home enjoys a bright atmosphere from natural light and intuitive design. This ground floor unit features an open floorplan which allows for an abundance of interior design opportunities to make the place yours. Its shared living-dining area is complimented with the straight-layout kitchen and compact laundry space which make for an easy and functional day-to-day. A north-facing patio extends from this area, completing this low-maintenance space for any occasion, being perfect for small and young groups and families looking for a place in Northern Canberra. Only a minute's drive or walking distance into the Gungahlin Town Centre and the Harrison-Franklin shopping districts, residents have access to many shops, restaurants, transport like the Canberra Light Rail, schools and other amenities. Combined with the reserves, lakes and walking paths of surrounding areas, 61/40 Kings Canyon offers the balanced and convenient living that the area of Gungahlin has to offer. Features Overview:- North facing- Single level 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: 13 years (built in 2012)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 67 sqm- Undercover Outdoor Area: 9 sqm- Courtyard: 21 sqm- Garage: 23 sqm- Total residence: 120 sqm Prices:- Strata levies/Community title: \$505.68 per quarter- Rates: \$369.46 per quarter- Land Tax (Investors only): \$472.20 per quarter- Conservative rental estimate (unfurnished): \$500-\$510 per week Inside:- Open-plan living dining area- Ground floor access- Large windows throughout ensure abundant natural light- Updated timber hybrid flooring- Newly renovated and resealed shower- Self-contained lock-up garage with secure internal access Outside:- North-facing patio outside living-dining area- Full-size washing line- Private courtyard with gardens 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.