

# 7/224 Flemington Road, Harrison, ACT 2914

**AREA SPECIALIST**

## Townhouse For Sale

Friday, 22 December 2023

7/224 Flemington Road, Harrison, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jason Hall

## By Negotiation

ITS ADDRESSED: The timed sale closing date is 27/1/2024 at 10 am. \*THIS IS NOT AN ONLINE AUCTION. To register to offer, OR to follow this campaign, copy the below link into a search engine: <https://buy.realtair.com/properties/119050> Full transparency of the sales process A timed sale is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest offer at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and offers. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate

Introducing an elegant townhouse in the heart of Harrison, 7/224 Flemington Road. This stylish tri-level terrace presents refined living and offers the utmost convenience. Just steps away from the light rail, surrounded by parks, and with a short commute to Gungahlin, this property promises easy-care living in a desirable location. Spread across multiple light-filled levels, this townhouse boasts three bedrooms and two bathrooms, catering perfectly to a young family. With ample living space, there is room for everyone to relax and unwind. The ground floor features a well-equipped kitchen and an open-plan living room, while the upper level offers a lounge that opens out onto a balcony. The thoughtful design doesn't end there. Your new home includes an attached single garage, a powder room, and a European-style laundry. Plus, you'll be impressed by the extensive list of extra features. The kitchen showcases gas cooking and an integrated dishwasher, while the property also offers air-conditioning, recessed lighting, and more. And if that wasn't enough, you'll enjoy being part of a wonderful community with access to a BBQ area and a pool – perfect for those hot summer days. Positioned ideally, this property is just a one-minute walk to the nearby light rail stop, giving you easy access to transportation. The Gungahlin town centre is a short five-minute drive away, while the city is just a 10-minute commute. You'll also find Harrison schools conveniently close by. Don't miss the chance to experience elegant townhouse living in Harrison. Contact us today to arrange a viewing and secure your new home.

Living size: 123.17m<sup>2</sup> Garage size: 20.62m<sup>2</sup> Block size: 85m<sup>2</sup> Year built ( registration ): 11/2016 Body coporate: \$1754.30 per year Rates: \$2077.47 per year Rental appraisal: \$650 - \$670 per week \* Tri level design \* Large open plan living on one floor with study nook \* Modern kitchen with stone bench \* Integrated dishwasher and microwave \* Gas cooktop \* Double glazed windows and doors throughout \* Rear courtyard \* Powder room on ground floor \* Balcony on 1st floor \* Built in robes in all bedrooms \* Bathtub in main bathroom \* Ensuite \* Reverse cycle A/C throughout \* Infinity gas hot water \* NBN to the home \* Single lock up garage with storage space \* Internal access from the remote garage \* Pool and BBQ area \* 1 min walk to light rail stop \* 5 mins to Gungahlin town centre \* 10 mins to the city \* Close to Harrison schools