

70/70 Kings Canyon Street, Harrison, ACT 2914

STONE

Sold Townhouse

Monday, 14 August 2023

70/70 Kings Canyon Street, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Townhouse



Sam Dyne

0262538220

\$407,000

Perfectly positioned in the prime and bustling location of Harrison, you'll find this well appointed 1 bedroom townhouse. Situated adjacent to the light rail and within metres of walking distance from shops, easy living has never looked better. This opportunity gives you the perfect combination of style, convenience and affordability. Features Overview:- East facing- First floor, single-level floor plan- NBN connected with FTTP- Age: 11 years (built in 2012)- Units plan number: 3787- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Ascot- Number of buildings in development: 74- Strata management: Independent Body Corporate Sizes (Approx.):- Internal Living: 63 sqm- Balcony: 8.1 sqm- Car space: 19.22 sqm- Total residence: 90.3 sqm Prices:- Strata Levies: \$560.07 per quarter- Rates: \$360.41 per quarter- Land Tax (Investors only): \$448.80 per quarter- Currently on a fixed lease at \$460 per week until October 2024. Inside:- Open-plan style kitchen, living and dining- 1 large bedroom with built-in wardrobe- Large shower - Sliding glass doors opening onto a beautiful balcony Outside:- Spacious balcony overlooking a quiet street. 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: samdyne@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further enquiries.