

75/224 Flemington Road, Harrison, ACT 2914

Townhouse For Rent

Monday, 8 April 2024



75/224 Flemington Road, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Paul Sutton



Robyn Sutton

0409442484

\$640 to \$660

This extremely convenient location has the light rail only meters away from your front door, ready to take you to either the cosmopolitan offerings of Gungahlin town centre or Canberra's CBD, where you can choose from smorgasbord of cuisine and entertaining options. Offering a flexible floorplan with well-maintained, modern interiors, this stylish 3 bedroom townhouse is the ideal retreat for relaxed living and entertaining. A chic modern kitchen is the heart of the home on the first floor, boasts stone bench tops and quality Ariston appliances and opens to an open plan dining and family space. A sunny covered balcony leads off the family room and is the ideal spot to enjoy a morning coffee or entertain on. On the ground floor we find a formal lounge room with powder room and a large single lock up garage with internal access and remote operated door. There is ample room in the garage for additional storage or work bench. A large front courtyard offers privacy and has a 5 star veggie garden for the master chef's who like to grow their own herbs and veggies. The segregated master bedroom with built-in storage and stylish ensuite resides on the top floor. Bedroom 2 is also located on the top floor with great views and has a second ensuite. Bedroom 3 is also segregated from the other bedrooms and is located on the first floor. For the warm summer months, the complex has an inground pool and a great BBQ area for larger entertaining occasions. Features ducted reverse cycle heating and cooling throughout, solid timber flooring and a laundry chute, this townhouse is ready to provide its new tenants with a convenient lifestyle. Don't miss this exceptional opportunity and call for an inspection. This property will be ready to occupy from the 19th April 2024

Feature Summary:

- Contemporary three storey townhouse with views to Telstra Tower
- Moments from the Light Rail, Gungahlin town centre and array of amenities
- Choice of formal and casual living areas across three levels
- Ducted reverse cycle air conditioning for year-round comfort
- Kitchen features gas cooking, dishwasher and large walk-in pantry
- Large segregated master bedroom with ensuite & built-ins
- Generously scaled bedrooms, appointed with built-in robes, walk in to master
- Bathroom and ensuite sleekly finished with floor-to-ceiling tiles
- Complex features a swimming pool, BBQ area and scenic gardens
- Oversized single lock-up garage with internal access plus allocated space
- NBN wired to kitchen and television locations, instant gas hot water
- Sun-drenched, private courtyard with 5 Star veggie garden
- Open plan dining overlooked by modern kitchen
- Ground floor powder room, ideal for guests
- Bedrooms 2 & 3 have built-ins
- Ducted reverse cycle cooling throughout
- Single lock-up garage with internal access
- Additional storage area under staircase
- Large metal warehouse shelving storage in the garage
- Solid timber flooring throughout
- Large outdoor clothesline
- Plenty of visitor parking around the Artego complex
- 5 min walk to Harrison Public School and Harrison Early Childhood Centre
- 2 min walk to Mother Teresa School
- Woolworths Supermarket in easy walking Distance
- Directly in front of bus stop and light rail station
- Easy access to arterial roads, Horsepark Drive & Majura Parkway

Rental enquiries contact: Paul Sutton 0407 099 175 Email: paul@prsutton.com Online Applications are available online through the Ignite platform. Please use the APPLY tab on the realestate.com.au site on the property's rental listing. We need one application form per adult over the age of 18 who will be living in the property. Pets: Tenants must seek the Landlord's consent for a pet. There is no EER available for this property. This property complies with the minimum ceiling insulation standard Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Paul & Robyn Sutton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.