

**86/11 Wimmera Street, Harrison, ACT 2914**

**Apartment For Sale**

Friday, 1 March 2024

**Canberry.**

*Live Where You Love*

86/11 Wimmera Street, Harrison, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Celiya Young  
0261097280

**\$499,000+**

Step into contemporary living with this impeccably presented top-level apartment, an ideal find for first-time buyers and discerning investors alike. The sun-drenched residence offers a delightful combination of style and convenience, perfectly positioned opposite Harrison School and just a stone's throw from the vibrant heart of Franklin Shops. Upon entering, you are greeted by an inviting open-plan design, complete with newly laid floorboards that sweep across the entire apartment, accentuating the sense of space and modernity. The living area extends effortlessly onto a charming pergola-covered outdoor area, perfect for al fresco dining or simply soaking up the tranquil ambiance. This apartment boasts two generously sized bedrooms, each a sanctuary of comfort. The main bedroom, a testament to thoughtful design, features a sliding door to balcony, a cooling fan for those warmer days, and ample storage to ensure a clutter-free space. Both bathrooms exude a fresh and clean vibe with new shower heads and convenient shower hoses, adding a touch of luxury to your daily routine. Culinary enthusiasts will appreciate the sleek electric cooktop and the walk-in pantry that provides plentiful storage for all your ingredients. Meal preparations become a joy in the well-appointed kitchen, a social hub that caters to both casual and serious cooks. With a dedicated parking space, proximity to the light rail station, and a short drive to the bustling Gungahlin Centre, this apartment promises a lifestyle of ease and accessibility. Whether you're starting your homeownership journey or looking to expand your investment portfolio, this gem presents an unmatched opportunity in Harrison.

What's on offer:

- Top-floor corner apartment
- Bedrooms with mirrored built-in robes
- Reverse cycle split systems for heating and cooling
- Plenty of storage spaces
- Floorboard throughout living room and bedrooms
- Both bathrooms installed new shower heads
- Newly installed blinds and floorboards
- Added sliding door between main bedroom and balcony
- Installed pergolas to covered outdoor area
- Secure car space in basement

The Location: 1 minute walk to Harrison Public School  
4 minute walk to light rail station  
8 minute walk to Woolworths Franklin  
5 minute drive to Gungahlin Market Place

Property details: Total Living: 70 sqm  
Balcony: 12 sqm  
Total: 82 sqm  
Built: 2013  
EER: 5  
Strata: \$ 964.89 pq  
Rates: \$ 412 pq (approx.)  
Land Tax: \$ 505.28 pq (approx. only when rented)  
Rental Appraisal: \$ 550 per week

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