

91/148 Flemington Road, Harrison, ACT 2914

STONE

Sold Apartment

Thursday, 10 August 2023

91/148 Flemington Road, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Sam Dyne
0262538220



Jess Smith
0410125475

Contact agent

Please note this apartment will be vacant and ready to move in from 21 August Situated in the highly regarded and sought-after location of Harrison, this light-filled one-bedroom apartment with a spacious walk-in robe is perfect for a first home buyer or a prominent investor looking to add to their portfolio. The 'Fusion' complex is well positioned conveniently along the tram line making your trips into the City and to the Gungahlin town centre a breeze. With a contemporarily designed kitchen and bathroom, modern fixtures, and a pool to entertain your guests, this well-presented apartment is ready to live in or rent out.

Features Overview:- West-facing- Single-level floorplan, first floor- NBN connected with FTTP- Age: 10 years (built in 2013)- Units plan number: 3892- EER (Energy Efficiency Rating): 6 stars

Development Information:- Name of development: Fusion- Number of buildings in development: 172- Strata management: Signature Strata Sizes (Approx.):- Internal Living: 55 sqm- Balcony: 9 sqm- Total residence: 64 sqm

Prices:- Strata Levies: \$1,348.50 per quarter- Rates: \$334.25 per quarter- Land Tax (Investors only): \$405.25 per quarter- Conservative rental estimate (unfurnished): \$430 - \$450 per week

Inside:- Contemporary, open-plan kitchen, living, and dining space- Huge bedroom with balcony access and walk-in robe- European laundry- Floor-to-ceiling tiles in the bathroom

Outside:- Generous undercover balcony- Allocated car space in a secure basement + storage cage- Lift access- Access to pool amenities- Short walk to the tram line and Harrison's shops, schools, restaurants, and cafes

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 inquiries.