

104/148 Flemington Rd, Harrison, ACT, 2914

Apartment For Sale

Friday, 9 August 2024

104/148 Flemington Rd, Harrison, ACT, 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

A Fusion of Comfort and Convenience in Harrison

Discover contemporary living in this bright and spacious one-bedroom apartment, perfectly located at 104/148 Flemington Road, Harrison. Ideal for first-home buyers and investors, this residence offers a lifestyle of comfort and convenience in the heart of Gungahlin.

Located within the 'Fusion' Development, this apartment is designed to impress, featuring a modern kitchen with sleek fixtures, an open-plan living area that flows seamlessly onto a generous undercover balcony, and a stylish bathroom. The light-filled bedroom includes a spacious walk-in robe and direct access to the balcony, providing a private retreat within the home.

Built in 2013, this well-maintained apartment is ready for you to move in or rent out. The property is East-facing, offering beautiful natural light throughout the day and serenity away from the main roads. It's also NBN connected with FTTP, ensuring fast and reliable internet access for all your needs. Outdoor living is equally impressive, with access to the complex's pool amenities and secure basement parking with an allocated car space and storage cage. The lift access ensures convenience and ease of living.

Features of this home include:

- Light-filled bedroom with walk-in robe and balcony access
- Stylish bathroom with floor-to-ceiling tiles
- Contemporary open-plan kitchen, living, and dining area
- Generous undercover balcony for outdoor enjoyment
- European laundry for added convenience
- Secure basement parking with allocated car space and storage cage
- Lift access for ease of living
- Access to the complex's pool amenities
- Located along the light rail line for easy transport

Key Figures:

- EER: 6 stars
- Living Area: 55 m²
- Balcony: 9 m²
- Total Residence: 64 m²
- Developer: Per Se Developments
- Age: 2013
- Total Units In Complex: 160
- Strata Levies: \$1,480 per quarter (approx.)
- Rates: \$810 per quarter (approx.)
- Land Tax (Investor Only): \$960 per quarter (approx.)
- Rental Estimate: \$440 - \$460 per week

Located along the light rail line in Harrison, your trips to the City and Gungahlin town centre are made easy. Enjoy easy access to a range of local shops, cafes, restaurants, and schools which are within walking distance, making this location perfect for those seeking a vibrant and connected community.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable. However, we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.