

105/230 Flemington Road, Harrison, ACT, 2914

STONE

Apartment For Sale

Wednesday, 30 October 2024

105/230 Flemington Road, Harrison, ACT, 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Dyne
0262538220

Modern charm with open-plan layout and functionality.

Viewings available by private inspection - please contact Sam Dyne on 0488 689 525 or at samdynes@stonerealestate.com.au to arrange an inspection time.

Step into this inviting residence and immerse yourself in its modern charm and functionality. Inside, the open-plan living and dining area welcomes you with a spacious layout, creating a versatile space for everyday living and entertaining. The parallel kitchen layout enhances convenience and efficiency, while ample storage throughout the home ensures practicality. The European laundry adds to the home's functionality, and a split-system in the living area provides year-round comfort, complemented by the warmth of carpet flooring.

Venture outside to discover your outdoor oasis. The balcony offers a private escape where you can enjoy your morning coffee or soak in the views, making it the perfect spot for relaxation.

Located in the sought-after area of Harrison, this residence beautifully combines indoor comfort with outdoor enjoyment. Experience modern living at its finest, with thoughtful design and an abundance of amenities, creating the ideal setting for lasting memories with family and friends.

Features Overview:

- East facing
- Located outside a light-rail stop
- Single level floorplan
- Located Near Harrison Shops and the Gungahlin town Centre for shopping, cafes, transport options, parks, schools and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 8 years (built in 2016)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 61sqm
- Balcony: 9sqm
- Garage: 13sqm
- Total residence: 70sqm

Prices:

- Strata levies/Community title: \$1305.08 per quarter
- Rates: \$333.75 per quarter
- Land Tax (Investors only): \$383.75 per quarter
- Currently on a fixed term lease until February 2025 at \$510 per week.

Inside:

- Open-plan living dining area
- Parallel kitchen layout
- Ample storage throughout
- European laundry
- Split-system to living area

Outside:

- East facing balcony, perfect for morning sun
- Car space with storage cage
- Located directly opposite light rail stop

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 all close by.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

Disclaimer: The material and information contained within this marketing is 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 to make further enquiries.