

109/148 Flemington Rd, Harrison, ACT, 2914

STONE

Apartment For Sale

Friday, 23 August 2024

109/148 Flemington Rd, Harrison, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

●THE DOOR IS OPEN, WELCOME HOME●

This immaculate and generously sized 3-bedroom, 2-bathroom apartment on the top floor of the sought-after Fusion complex is move-in ready and perfectly positioned along the light rail strip. Just minutes from Gungahlin Town Centre and within walking distance to local shops, restaurants, and amenities, this apartment offers a convenient lifestyle with modern comforts.

The open-plan living and dining area is bright and spacious, flowing seamlessly onto a private balcony. The stylish kitchen features stainless steel appliances and stone benchtops, while the main bedroom enjoys natural light, a walk-in wardrobe, and an ensuite. The additional bedrooms come with built-in robes, and the third bedroom includes a study nook, making it a versatile space for living or working.

Residents of the Fusion complex benefit from premium amenities, including a swimming pool, communal barbecue areas, and secure basement parking with a storage cage. This property is perfect for first-time buyers or investors looking for strong rental returns in a prime location.

Living: 107sqm

Balcony: 17sqm

Total: 124sqm

- ☑Functional single level floorplan located on the top floor of the complex
- ☑Huge open plan living space opens onto to the generous balcony
- ☑Modern kitchen well-appointed with stone benchtops, ample storage space, dishwasher and stainless steel appliances
- ☑All bedrooms with built in robes
- ☑Generous master bedroom with walk-in robe and ensuite
- ☑Main bathroom with oversized shower and full sized bathtub
- ☑Split system installed
- ☑Private and sunny tiled balcony
- ☑Separate laundry room with included dryer
- ☑Fusion complex enjoys a BBQ area and pool
- ☑2 basement car spaces and storage cage
- ☑Convenient location along the light rail corridor, and with easy access to local schools, local and major shopping centres and a variety of public transport options

Rates: \$1,457.64 per annum (approx.)

Land tax: \$1,838.14 per annum (approx.)

Body corporate: \$6,069.68 per annum (approx.)

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