

141/142 Mapleton Avenue, Harrison, ACT, 2914

STONE

Apartment For Sale

Wednesday, 28 August 2024

141/142 Mapleton Avenue, Harrison, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment

The perfect balance of style & functionality in the heart of Harrison

Pristine, smartly appointed, and spacious, this single level townhouse is proudly positioned in the heart of Harrison. A rare offering to the market with its great scale and quality finishes throughout, this executive residence has been craftfully designed to create a lifestyle of convenience, luxury and space.

Ideally located just moments to the Light Rail Station, a range of Franklin & Harrison shops, Schools and Child Cares, Gungahlin Town Centre, as well as nearby parks and lakes. This townhouse offers the perfect opportunity for residents to move in and enjoy.

Features Overview:

- Two storey floorplan
- Located a short drive into Franklin-Harrison Shops and Gungahlin Town Centre for shops, restaurants, transport options, schools, parks and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: Built in 2015
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 106 sqm (Ground floor: 54 sqm + First floor: 52 sqm)
- Garage: 19 sqm
- Courtyard: 25 sqm
- Patio 1: 2 sqm
- Patio 2: 7 sqm
- Total residence: 159 sqm

Prices:

- Rates: \$462 per quarter
- Land Tax (Investors only): \$558.53 per quarter

Inside:

- Shared dining-living area that flows to outdoor space
- Modern kitchen layout overlooking living space
- Separate downstairs washroom
- European laundry
- Large master bedroom with ensuite and access to outdoor balcony
- Ample storage space throughout
- Split system to living area

Outside:

- Patio to front of residence
- Courtyard to the rear with access to garage
- Deck space

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: jessdoolan@stonerealestate.com.au.

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