

# 21/138 Flemington Rd, Harrison, ACT, 2914

**independent**  
PROPERTY GROUP

## Apartment For Sale

Thursday, 5 September 2024

21/138 Flemington Rd, Harrison, ACT, 2914

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Larmer

## Elevated outlook over reserve from 2 balconies and larger internal living spaces

Set in the established development of 'Kianga' this beautifully presented unit has been refreshed throughout. Conveniently located a very short drive to the constantly developing Gungahlin town centre, this top floor residence is just perfect for live in owners or investors searching for a modern property in an affordable price bracket.

Featuring a light filled, spacious floor plan, the design allows for a lounge & dining area to be segregated by furniture and with 70m<sup>2</sup> of internal living space you will really feel the size difference when compared with 'normal' 1 bedroom units. There are two fantastic balconies, one opening off the living area and one off the bedroom, both with elevated Westerly views to reserve and the Brindabella's. With no other properties able to look in to any part of this unit, the privacy aspect has to be one the best you will see during your property hunt.

The modern kitchen offers gas cooking, stone bench tops, oven and dishwasher and located against 1 wall it means you get more usable living space. A single remote-controlled garage is another feature not usually seen with apartment living and if you don't need it to accommodate a vehicle it can also be an excellent secure and private 18m<sup>2</sup> storage space.

Please be warned, properties in this location at this price bracket with this level of features and benefits where you can move in immediately do not remain available for long so make an inspection a priority.

Make sure to watch our detailed, walk through video. It's our 24/7 salesperson for you to get an excellent feel for this apartment inside and out as well as the carparking. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full marketing contract, just send us an email from any of the portals and it will be automatically sent to you.

What buyers will love:

Low rise 3-storey development

Unit is on the top floor, is open on 2 sides and only shares 1 wall with the unit next door

There is only one other unit on this top level so no foot traffic past your door

Surprisingly private and peaceful with no other units able to look in

New painting and carpets throughout

Very close proximity to Franklin shops and Woolworths (easy walk)

Single lock up garage (rather than an open basement car space which is usual for unit living)

Vacant possession, so no need to wait for owners or tenants to relocate

Early access available via an occupation licence, if you need to move in quickly before settlement

Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

The Numbers: (approx.)

Internal living area: 72m<sup>2</sup>

Two balconies: 20m<sup>2</sup> in total

Level: 3 of 3

Age of unit: 12 years old (built 2012)

Number of units in Kianga development: 84

Strata levies: \$2,934 p.a.

General rates: \$1,862 p.a.

Land tax (investors only): \$2,366 p.a.

Water & sewerage rates: \$740 p.a.

Rental potential: \$470/wk unfurnished

EER (Energy Efficiency Rating): 5.5 stars (out of 6 stars)

Strata manager and contact number: Capital Strata Phone 62585979

Units plan number: 3849

Total funds saved by the strata in admin fund: \$65,493 as of 14/08/2024

Total funds saved by the strata in sinking fund: \$267,161 as of 14/08/2024

**Additional features:**

Spacious single level floorplan, larger than most 1 bedroom units allowing space for larger furniture items

Open plan living & meals room with views plus study nook

Kitchen has stone bench tops, dual sink, under bench dishwasher, electric oven and 4 burner gas cooktop, recircling rangehood and fridge space

Bedroom has 2-door sliding robe and sliding door access to private balcony with views

Bathroom has shower, vanity with mirror over and toilet

Laundry is in its own room at entry and includes tub and dryer

Reverse cycle air conditioning wall unit in living area (heating and cooling)

Single remote-controlled garage on ground level

The light rail along Flemington Road allows easy access to the Gungahlin Town Centre & Canberra CBD

Pet friendly (subject to strata notification)

NBN connected (FTTP)

Upgraded in 2021 - Rinnai instant gas hot water system

**To help buyers, we offer the following:**

Written buyer price guide, which your offer must exceed

Confidential offer process meaning one buyers' offer will not be disclosed to any other buyer and offers are taken to the owners as they come in with no specific end date to the campaign allowing a quicker response to each offer

A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)

We refer a solicitor who can review the contract for FREE

Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer

Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval

5% deposit on exchange pre-approved