

51/64 Kings Canyon Street, Harrison, ACT, 2914

STONE

Apartment For Sale

Friday, 9 August 2024

51/64 Kings Canyon Street, Harrison, ACT, 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

North facing, 2-bedroom townhouse with lock-up garage

Experience an excellent blend of comfort, peacefulness and convenience in this delightful two-bedroom residence situated in the well-established region of Harrison. Featuring a spacious open-plan layout, plentiful amenities and a wonderful mix of indoor and outdoor spaces, this home is ready to provide a balanced lifestyle to cater to all your needs.

A North-facing orientation ensures your home is filled with natural light throughout the day, creating a warm and inviting atmosphere for both relaxation and entertainment.

With all your amenities at your fingertips, every aspect of this home conveniently supports an easy daily routine. From the well-equipped kitchen that effortlessly caters to your culinary needs to a downstairs powder room and ample storage throughout, whether you're enjoying a quiet evening at home or hosting friends, this home provides a practical and stylish setting for every occasion.

Complimenting your thoughtfully designed interiors, this home presents two courtyard spaces and a balcony for the perfect combination of the indoors and outdoors. Whether it be enjoying some outdoor dining in your courtyard or upstairs relaxation on the balcony, these features provide a versatile lifestyle, creating a well-balanced experience for the day-to-day.

Located a block away from the Canberra light rail station, commuting is a breeze, and with a variety of local amenities, shops, cafes, and schools a short drive away, everything you need is at your fingertips. Embrace a lifestyle of convenience and quality in this ideally situated and well-equipped home in Northern Canberra.

Features Overview:

- North facing
- Two level floorplan
- 2-minute drive into Harrison-Franklin shops for shops, restaurants, cafes, schools, transport options and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 13 years (built in 2011)
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 88 sqm (Ground floor: 46 sqm + First floor: 42 sqm)
- Courtyard 1: 20 sqm
- Courtyard 2: 24 sqm
- Balcony: 3 sqm
- Garage: 18 sqm
- Parking area: 17 sqm
- Total residence: 106 sqm

Prices:

- Strata levies/Community title: \$766.21 per quarter
- Rates: \$383.30 per quarter, approx.
- Land Tax (Investors only): \$497.08 per quarter, approx

Inside:

- Brand new hybrid flooring downstairs and carpet upstairs
- Practical floorplan that invites plenty of natural light throughout the day
- Spacious open-plan living and dining space
- Central kitchen featuring stone benchtops

- Large master bedroom with ensuite, triple wardrobes and north facing balcony.
- Downstairs powder room
- Generous storage throughout the apartment
- Spacious second bedroom
- European laundry
- Split system heating and cooling to living area and master bedroom

Outside:

- Timber decks to the front and rear courtyard, perfect for entertaining
- Single lock-up garage with powerpoint for EV charging
- Second car space outside garage
- Built-in clothesline

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.

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