

63/40 Kings Canyon Street, Harrison, ACT, 2914

STONE

Apartment For Sale

Friday, 9 August 2024

63/40 Kings Canyon Street, Harrison, ACT, 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Secure lockup garage and low strata.

Welcome into a charming and cosy lifestyle with this single bedroom residence designed for modern, peaceful apartment living in Northern Canberra.

Featuring an open-plan layout, this home ensures a bright and airy feel, seamlessly connecting the living, dining, and kitchen areas. With a practical layout that can cater to all your routine needs, this home is ideal for those who appreciate quality and comfort in a space with all your amenities at your fingertips.

This unit also boasts a delightful outdoor space, perfect for enjoying your morning coffee or entertaining guests.

Situated in a prime location, this unit offers unparalleled convenience. Just steps away, you'll find a variety of local shops, cafes, and restaurants, providing everything you need within easy reach. The nearby public transport options make commuting a breeze, while parks and recreational facilities complete the excellent blend of convenience and leisure that the well-established region of Harrison has to offer.

Features Overview:

- East facing
- Single level floorplan
- Located a short drive into Harrison-Franklin Shops and Gungahlin Town Centre for shops, restaurants, transport options (including the Canberra Light Rail for access into Canberra City), parks, schools 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: 45 sqm
- Balcony: 8 sqm
- Garage: 18 sqm
- Total residence: 71 sqm

Prices:

- Strata levies/Community title: \$692.72 per quarter
- Rates: \$364.25 per quarter, approx.
- Land Tax (Investors only): \$462.85 per quarter, approx.

Inside:

- Shared living-dining area
- L-shaped kitchen layout
- European laundry
- Split system to living area
- Ample storage space throughout

Outside:

- East and South facing balcony from living area
- Single secure lock-up garage with powerpoint for EV charging

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.