

70/11 Wimmera St, Harrison, ACT, 2914



Apartment For Sale

Friday, 27 September 2024

70/11 Wimmera St, Harrison, ACT, 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Christine Shaw
0262952433

What A Location! Can Everything Be This Close?

The smart buyers know that when looking at two bedroom apartments, having the bedrooms separated and no lost hallway space is the perfect floorplan. Equally, a location in a quiet area within the complex is always an added bonus.

Welcome to 70/11 Wimmera - where a visit can only make it get better !

Floor to ceiling windows and sliding doors allow an exceptional sense of light and space in this easy-care north facing apartment so close to everything.

Tucked away from Flemington Road, this spacious apartment offers both comfort and flexibility, with lovely open plan living. The kitchen has stone benchtops, and even has a huge pantry, which is not common in apartments.

The master bedroom is king-sized and bedroom two can easily accommodate queen bed furniture. The ensuite as well as the main bathroom offer floor-to-ceiling tiling with quality fitouts.

The generous two sided balcony is certainly the perfect place to relax at the end of a busy day.

This wonderful future home or investment is centrally located and just walking distance to shops and light rail / bus transport. Woolworths is less than a 5 minute walk, and we hear Thai Herb Restaurant around the corner is fantastic.

In less than 10 minutes, you can be at Gungahlin Town Centre in one direction, and Dickson Shopping Precinct in the other direction. Both Harrison private and public schools are simply a hop, skip and jump away.

Features include:

- 2013/2014 construction
- North orientation
- Generous open plan living connecting to balcony
- 20mm stone benchtops in kitchen
- Electric cooktop, under-bench oven and dishwasher
- Breakfast bar
- Walk-in pantry
- King-size master bedroom with built-in robe
- Ensuite
- Queen size bedroom 2 with built-in robe
- European laundry with tumble dryer
- Reverse cycle air conditioning
- Security access to building
- Ample visitor parking
- Fantastic energy efficiency
- Secure carparking plus intercom security
- NBN Fibre to the building
- Pets welcome (subject to body corporate notification and approval)
- Adjacent to Harrison School
- Walking distance to Mother Teresa Catholic Primary School and the newly built Shirley Smith High School
- Bike trails, playing fields, parks, reserves and excellent walking tracks nearby
- No car needed to childcare centres, restaurants, cafes and medical centres
- Woolworths less than 5 minutes walk
- Within a 5 minutes' walk to the Nullarbor Ave light rail station

- Close to Farmer's Markets at EPIC
 - Gungahlin Town Centre and Dickson Shopping Precinct/Chinatown
- both 10 minutes drive in either direction

Living: 69 m²
Balcony: 12m²
Car space: 13m²
Storage: 4m²

EER 6
Rates: \$406 pq
WS&S: \$187 pq
Body Corporate: \$919.25pq

Rental Appraisal: \$550-\$580pw
Land Tax (only payable if rented): \$491.11 pq

Note: All measurements and figures are approximate.