

23/84 Kings Canyon St, Harrison, ACT, 2914



Townhouse For Sale

Thursday, 15 August 2024

23/84 Kings Canyon St, Harrison, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Impeccably Renovated Home in a Prime Location - Ready to Move In!

Nestled in the highly desirable suburb of Harrison, this contemporary home offers unbeatable convenience. It's a mere 1-2 minute stroll from the Mitchell light rail station and is close to Franklin Woolworths, schools, and the bustling Gungahlin Town Centre.

Stylish & Low-Maintenance Living:

The first floor boasts a bright and airy living and dining area that opens onto a balcony with stunning views over the reserve wetland and mountains. The open-plan kitchen is equipped with a gas cooktop, electric oven, stone benchtop, and upgraded island bench, providing plenty of storage and workspace. This floor also includes a generously sized bedroom with a built-in wardrobe and a large laundry area with an additional toilet.

Upstairs, the master bedroom features an ensuite, while two more bedrooms and the main bathroom complete the second floor. All bedrooms on this level are equipped with split system air conditioning and built-in wardrobes for your comfort.

This stunning home is eagerly awaiting its new owner, offering the perfect blend of modern living and convenience.

Key Features:

- ☑ Freshly renovated family home
- ☑ Low strata levy
- ☑ New laminated flooring and curtains throughout
- ☑ Brand New ducted heating and cooling system
- ☑ Freshly painted
- ☑ New Lighting
- ☑ New Curtains throughout
- ☑ Reverse cycle heating and cooling in the living area, along with insulation for soundproofing
- ☑ Four bedrooms, Two bathrooms, and a double garage
- ☑ Master bedroom with ensuite.
- ☑ Main bathroom with shower
- ☑ All bedrooms come with built-in wardrobes
- ☑ Separate laundry and extra toilet adjacent to the laundry and storage under the staircase
- ☑ Modern Kitchen, upgraded Island bench with added storage, gas cooktop, stainless steel appliances, and ample pantry space
- ☑ Ready for Immediate Occupancy, currently vacant
- ☑ Double garage with automatic roller door with remote
- ☑ Separate balcony accessible from the living area, plus an additional balcony off the master bedroom with decking.
- ☑ Stunning views overlooking the wetlands.

Prime Location:

- ☑ Superb Connectivity: Just a short walk to the Well Station Drive light rail stop
- ☑ Close to Essentials: Near the newly built Shirley Smith High School, Harrison School, childcare centres, restaurants, cafes, medical centres, and multiple supermarkets
- ☑ Easy Commute: Only about a 15-minute drive or light rail ride to the city centre

This delightful home is move-in ready and waiting for you!

Property Details:

- ☑ Year Built: 2016
- ☑ Living Size: 127 Sqm
- ☑ Garage: 41.6 sqm

☒Balcony 1: 24 sqm Approx

☒Balcony 2: 24 sqm Approx

Outgoings:

☒Rates: \$462.85 per quarter

☒Strata: \$812.50 per quarter

☒Land Tax: \$579.49 per quarter (only applicable if rented)

☒Rental Estimate: \$670-700 per week

☒EER: 6.0

For further details or to arrange a viewing, please contact Yubi Baral at 0452 646 746.

Please note:

The images displayed are for illustration purposes only and may not accurately represent the actual property.

Disclaimer:

Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.