

29/84 Kings Canyon St, Harrison, ACT, 2914

ARCHER

Townhouse For Sale

Thursday, 1 August 2024

29/84 Kings Canyon St, Harrison, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Alex Wang

Nest or Invest in an Ultra-convenient Location! Low Strata cost! Ready for move in!

Perfectly positioned in the popular suburb of Harrison, only 1-2 minute walk from the light rail station. In close proximity to Franklin Woolworths, newly built Shirley Smith High School, Harrison School, childcare centres, restaurants, cafes, medical centres, public transport, and only minutes driving distance from the vibrant Gungahlin Town Center. This modern home is a rare opportunity you don't want to miss!

This modern dwelling is designed for a stylish yet low-maintenance lifestyle. The first floor features a bright and airy living and dining area that opens onto a balcony, offering picturesque views over the reserve wetland and out to the mountains. The open-concept kitchen is equipped with gas cooktop, electric oven, stone benchtop and plenty of storage and an upgraded island bench for more storage space. The other side of this floor is complemented by a generously sized bedroom with a built-in wardrobe, and a large laundry area that includes a toilet.

The second floor is home to a spacious master bedroom complete with an ensuite bathroom, along with two additional bedrooms and the main bathroom. All bedrooms on this level are fitted with split system air conditioning units and built-in wardrobes for added comfort and convenience.

This lovely home is ready for the next owner to move in! Contact Alex for more information and confirm your appointment today!

Features:

- High quality floorboards in living area
- Low Strata levy
- Modern Kitchen with gas cooktop, stainless-steel appliance and ample pantry space
- Upgraded island bench with storage in Kitchen
- Stone benchtop
- All bedrooms feature built-in wardrobe
- R/C Aircon in living area and bedrooms upstairs
- Extra toilet on first level
- Double Garage with automatic roller door
- Concrete Slab on first-floor
- Insulation for better soundproof
- Very short walking distance to the Well Station Drive light rail stop
- In close proximity to newly built Shirley Smith High School, Harrison School, childcare centres, restaurants, cafes, medical centres, public transport, the Gungahlin Town Centre and multiple supermarkets and only around 15 minutes away from city by driving or light rail

Particulars (all approx.)

Year Built: 2016

Living Size: 127 m² + 35 m² Garage + 8 m² Balcony

Rates: \$453/quarter

Strata: \$780/quarter

Rental Estimate: \$670-700/week

EER: 6.0

DISCLAIMER

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