

**79/46 Kings Canyon Street, Harrison, ACT, 2914**

**Townhouse For Sale**

Thursday, 10 October 2024



79/46 Kings Canyon Street, Harrison, ACT, 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Anish Sebastian

## Convenience and Lifestyle all in one!

Nestled in established development of Kianga' this beautifully presented, 2 storey, 2 bedroom ensuite townhouse is waiting for its next owner. Conveniently located just 2 minutes' drive to the constantly developing Gungahlin Town Centre, this home is just perfect for someone searching for a modern home in an affordable price bracket. Featuring a light filled, spacious floor plan, downstairs the open plan living allows for a lounge & dining area designed to be segregated by furniture. There are 2 fantastic courtyards; the front opens off the living room with low maintenance garden beds filled with established plants. Opening off the meals area you will discover the second fully enclosed courtyard, a great extension to your internal living area & perfect for outdoor furniture & barbeque to enjoy when friends & family visit. The modern kitchen is positioned at the rear of the home, offering gas cooking, stainless steel appliances, stone benchtops plus ample cupboard space. Both bedrooms are located upstairs, separate from the hustle & bustle downstairs. The main bedroom includes an ensuite & mirrored robes as well as a balcony with elevated views. Bedroom 2 also has built-in-robes & shares the neat & tidy main bathroom. The owners have installed additional upgrades to this townhouse after purchasing it off plan which included adding additional air conditioners & paving the rear courtyard creating a fantastic, low maintenance space. Further benefits include a powder room (a 3rd toilet) located downstairs, large under stair storage room & a single remote controlled garage with access through the rear courtyard.

### Features:

- Spacious 2 storey floorplan offering 90m<sup>2</sup> living space
- Single remote controlled garage with access through courtyard
- Second allocated car space
- Open plan living & meals room downstairs
- 2 low maintenance fully enclosed courtyards Kitchen has stone benchtops
- Dishwasher
- Gas cooking
- Laundry & powder room downstairs
- All bedrooms are upstairs & have built-in-robes
- Balcony off main bedroom with elevated outlook
- Ensuite & bathroom in excellent condition
- 3 reverse cycle air conditioning units (2 upstairs, 1 downstairs)
- Gas Rinnai Hot Water System
- Abundance of storage throughout, including large storage room under stairs & room at rear of the garage
- Minutes from Gungahlin Town Centre & easy access to Canberra CBD.

Total Living size- 90 sqm approx.

EER- 6

Rates: \$484.25 per quarter approx.

Land Tax: \$622 per quarter approx. (For Investors Only)

Body Corporate Fees:

Admin: \$405.90 per quarter approx.

Land Tax: \$455.70 per quarter approx.

Total: \$861.60 per quarter approx.

All figures are approximate.

For further details, please contact Anish by submitting an enquiry below or calling on 0450865524.

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