

49/141 Mapleton Avenue, Harrison, ACT 2914



Unit For Sale

Saturday, 29 June 2024

49/141 Mapleton Avenue, Harrison, ACT 2914

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Justin Kavanagh
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Billy Chen
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Offers over \$380,000

Welcome to No. 49, a first-floor corner apartment offering treetop and distant views with an abundance of natural light that creates a warm and inviting atmosphere in the open-plan living space. The generous balcony, overlooking a nearby school, is perfectly situated for both relaxation and enjoyment. The living area features new Scandi Oak vinyl flooring and new contemporary light fittings making the hub of the home elegant and with neutral tones, allowing your new home to easily complement any decor style. The well-appointed kitchen includes a dishwasher, gas cooktop, electric oven, and a convenient pantry, with a kitchen bench that offers additional seating. The generous bedroom boasts a large mirrored built-in robe and two windows, ensuring excellent airflow and plenty of natural light. Unlike many one-bedroom apartments no. 49 excels in providing ample storage and space. It features a segregated room ideal for a study or storage, helping to keep the apartment uncluttered and allowing the generously proportioned living area to remain the focal point. Located within walking distance of central Franklin, residents enjoy a position that makes establishing a routine in Gungahlin effortless. With a wealth of shops, restaurants, and transportation options like the light rail. The Mapleton Ave stop is approximately 250m from the front door; convenience is at your doorstep. Additionally, the Gungahlin Town Centre is just a short drive away, offering one of the most vibrant, urban-style, and centralized living experiences in Northern Canberra. Essentials: • Internal: 59m² • Balcony: 10m² • EER: 6.0 • Year built: 2013 • Strata: Homeground Real Estate • Land tax: \$1,538.18pa (investors only) • Rates: \$1,338.31pa • Strata levies: \$484.71pq • Rental estimate: \$430-\$460 per week Features: • New Scandi oak vinyl flooring • New light fittings • Generous kitchen • Separate study or storage room • Large bedroom • Covered carport space with storage cage • Corner unit with extra windows