



## Harrison, 30/11 Wimmera Street

### Spacious and Light Filled

Spacious two bedroom ensuite apartment. Good size bedrooms with built-in robes and ensuite to master.

Modern, open plan living, well appointed kitchen with dishwasher and walk-in pantry for extra storage. Private and spacious balcony, basement parking space with storage cage. This property is located in a small complex with walking tracks and ponds nearby.

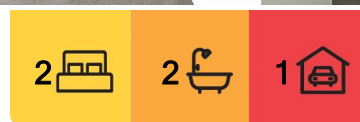
With convenient access to the light rail, plus an easy commute to the City and Gungahlin Town Centre, this property is perfectly positioned for the busy professional.

Features include:

- Two good sized bedrooms with built-in wardrobes
- Bright open plan living
- Large private balcony



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$525 Per Week

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

- Modern bathrooms
  - Excellent kitchen with stone bench tops, walk in pantry and quality appliances
  - Storage/linen press
  - Reverse-cycle heating and cooling
- No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### Suburb Snapshot

Harrison is a suburb of the district of Gungahlin in Canberra, Australia. The suburb is named after the former city planner Peter Harrison, who was instrumental in reviving Walter Burley Griffin's plan for the National Capital. The suburb is adjacent to the suburbs of Franklin, Gungahlin, Throsby, Kenny and the industrial estate Mitchell. Harrison's place names reflects those of "natural features, waterfalls, plains, tablelands and plateaux". The suburb is located approximately 2 km east of the Gungahlin Town Centre and about 10 km from the centre of Canberra.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2BM6FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking

### Tara Munro-Smith 0428 025 408

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