



## Harrison, 98 Mapleton Avenue

Make 98 Mapleton Avenue your next home

Welcome to your new sanctuary at 98 Mapleton Avenue, Harrison! This beautifully designed house offers a perfect blend of comfort and modern living, making it an ideal home for families or professionals seeking a peaceful retreat.

3 spacious bedrooms, each featuring built-in robes for ample storage. 2 well-appointed bathrooms designed for convenience and style.

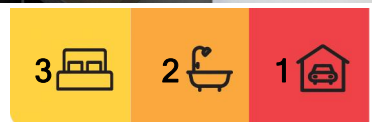
Step inside to discover a thoughtfully designed interior that has split system air conditioning & heating: enjoy year-round comfort with efficient climate control. A well-equipped kitchen perfect for culinary enthusiasts, featuring contemporary fixtures and ample counter space. A cozy living area, ideal for relaxation and entertaining guests.

Step out onto your private balcony and enjoy the fresh air and views of the surrounding neighborhood.

Landscaped Yard, the property is complemented by a beautifully maintained yard, perfect for outdoor activities or quiet evenings under the stars. Step out onto your 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**  
Please Call

**View**  
[ljhooker.com.au/1HKAF9U](http://ljhooker.com.au/1HKAF9U)

**Contact**  
**Melissa Hines**  
[melissa.hines@ljhkaleen.com.au](mailto:melissa.hines@ljhkaleen.com.au)

**EER** ★★★★★

**LJ Hooker Kippax**  
**(02) 6255 3888**

and enjoy the fresh air and views of the surrounding neighborhood.

Open parking space available for your vehicle. This home is equipped with essential features including quality flooring, stylish interior design elements, and a secure fence for added privacy. The neighborhood is friendly and vibrant, offering easy access to local amenities, parks, and schools. Situated in the heart of Harrison, this property is conveniently located near shopping centers, public transport, and recreational facilities, making it a prime location for both work and play.

Don't miss out on the opportunity to make this charming house your new home! Contact us today to arrange a viewing or for more information.

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#### Features:

- 3 Bedroom main with ensuite
- 2 Bathrooms
- Timber flooring
- Modern finishes
- Split level court yard
- Secure Yard

#### EER NA

This property meets the minimum ceiling insulation standards

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises

#### RENTING BOOK:

[https://www.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-January-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf)

#### TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead.

Alternatively call the office on 6255 3888 to book an appointment

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KIPPAX accepts no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided



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## More About this Property

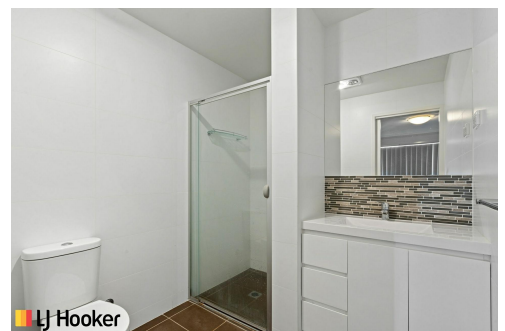
Property ID	1HKAF9U
Property Type	House
Including	Air Conditioning Built-in-Robes

### Melissa Hines

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### LJ Hooker Kippax (02) 6255 3888

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