



## Harrison, 10 Putt Lane

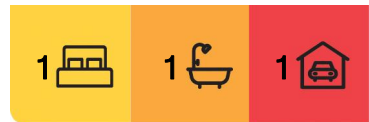
### It's a Putt Above The Rest

The annoying thing about apartment living at times is the claustrophobic feeling that you're living on top of each other in big complexes. May I present to you the solution: a townhouse execution with an apartment feel.

A quirky one-bed + study vacant, ready-to-move-into home. With internal access from the garage. With its own garage, no sharing car park, internal stairs to your home. With gas cooking, double shower head, and laundry chute from the bathroom directly to the laundry with a private, secluded courtyard out the back.

With northerly aspect balconies (plural) on a quiet lane in the secluded area of Harrison.

You are not sacrificing your living space for your working from home spot with an open study room some have even used it as a bedroom in the past.



**For Sale**  
Please Call

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[ljhooker.com.au/35MTGCV](http://ljhooker.com.au/35MTGCV)

**Contact**  
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**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.

EER ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

The main bedroom boasts northern light for year-round warmth, along with a split system in the living space and a fan in the main bedroom.

The seller has taken care of you, with new paint and carpet throughout, you honestly don't need to lift a finger.

Park your car in the secure single garage. The laundry is downstairs with your clothes already ready for you with the laundry chute in the bathroom.

Storage is always a sacrifice for apartment living, but not here, with under-stair storage downstairs for that extra piece of space.

Call it a townhouse or an apartment, it is up to you, but the opportunity to step away from the large complexes in Gungahlin and live in privacy may be the thing you are missing out on.

#### Property Features

- Ready to move into property, Vacant.
- Townhouse feel apartment living
- One of a kind
- One bedroom + study (MPR) apartment
- Gas Cooking
- Two balconies
- Main Bedroom faces North
- Two showerhead shower
- Clothes shoot from bathroom to Laundry
- Internal access to property via garage
- Under stair storage
- Private Courtyard with clothes line
- Laundry downstairs
- New carpet and Paint
- Split system heating and cooling
- Fans in rooms
- Window Tinting on all windows for privacy

#### Numbers

Rental Estimate: \$520 - \$540 per week

Rates: \$675 approx per qtr.

Strata: \$700 per qtr (Admin + sinking)

EER: 3.5



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## More About this Property

<b>Property ID</b>	35MTGKY
<b>Property Type</b>	Apartment
<b>House Size</b>	68 m2
<b>Land Area</b>	491 m2
<b>EER</b>	3.5
<b>Including</b>	Study Air Conditioning Open Plan Electric Hotwater Gas Cooking Carpet

**Bri Williams 0408 787 896**

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Ground Level



Upper Level

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10 Putt Lane, Harrison



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