



Harrison, 12/4 Sapling Street

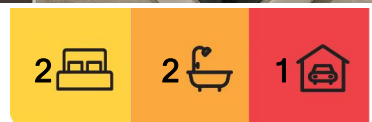
Prime Investment Opportunity (by appointment only)

This property has a fixed term lease in place ending in September.

This apartment presents an incredible opportunity for first-time buyers, downsizers, or investors seeking a modern and low-maintenance lifestyle. With its fantastic location, contemporary features, and comfortable living spaces, this property is not to be missed.

As you step inside, you'll be greeted by a spacious and inviting open-concept layout. The well-appointed kitchen features modern appliances and ample cabinet space. The main bedroom offers generous sized built in robes with a sleek and modern design. The second bedroom is perfect for family, friends or an ideal office space which provide the same level of quality throughout. The en-suite and main bathrooms showcase contemporary fixtures and finishes.

Relax and unwind on your private balcony from the living area, where you can enjoy a nice



For Sale
\$450,000+

View
By Appointment

Contact
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EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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.

glass of wine or morning coffee.

With its low-maintenance design, this apartment is perfect for those seeking a hassle-free lifestyle. Situated in a prime location, this apartment is just moments away from local parks and community amenities. Harrison is known for its excellent public transport links, providing easy access to the heart of Canberra. Harrison enjoys various recreational facilities ensuring there's always something to do.

Contact us today to arrange a private inspection and secure your dream townhouse in Franklin, Canberra!

Key Features:

- Light rail at your doorstep
- Spacious living, dining and open plan kitchen
- West facing Balcony off living area
- Large master bedroom with built in robe and ensuite
- 1 x allocated car spaces in the secure carpark, storage cage
- Reverse cycle air conditioner in living room
- Stone bench tops in the kitchen
- Electric cooktop and oven
- Common BBQ area in the complex
- Woolworths, Coffee Guru and many more shops 5 mins away including Gungahlin shopping centre.

Property Address: 12/4 Sapling Street, Harrison.

Living space: Internal living 80m2 Balcony 12m2 (approx).

Strata Fees: \$1,614 per quarter (approx.)

Rates: \$402 per quarter (approx.)

Land Tax: \$467 per quarter (approx.)

Current rental appraisal: \$530 - \$550 per week (approx.)

EER: 6.0 stars

(All measurements, amounts and values are approximate and not to be relied upon.

Buyers to make their own enquiries.)



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More About this Property

Property ID	2BU4FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

Tahmeed Towfiq 0469 706 586

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 **LJ Hooker**

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.