



## Harrison, 4/6 Sapling Street

### Apartment with Internal Access Garage

This is a rare opportunity as these properties are not available very often. It is hard to find a 1-bedroom property that enjoys the benefits of townhouse living. Come and step into your perfect urban retreat with this stunning 1-bedroom apartment.

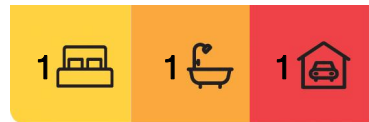
From parking in your own private garage to walking up to your living area through the internal access, you will appreciate how private and secure it is. Up the stairs you are greeted with a spacious open plan living and dining area.

The well-appointed kitchen boasts sleek cabinetry, generous countertop space, and dishwasher. The kitchen flows out onto your private balcony to enjoy your morning coffee or unwind in the evenings. It's perfect for those who love to cook and entertain for friends/family.

Retreat to the comfort of your spacious well-appointed bedroom, offering built-in robes.



**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 Sale**  
\$339,000

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

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

The bathroom enjoys contemporary fixtures and finishes, providing both style and functionality for your everyday needs.

Secure internal access can be enjoyed in your oversized single garage ensuring your vehicle is safe and protected. This garage also enjoys ample room for storage. There is also a car space in front of your garage for your second vehicle.

With its low-maintenance design, this apartment is perfect for those seeking a hassle-free lifestyle. Nestled in a vibrant neighborhood, you'll have easy access to local cafes, shops, and parks, making it the ideal spot for a dynamic 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.

Key Features:

- Double level floorplan
- Open concept living/dining area - perfect for entertaining
- Well-appointed Kitchen
- Electric cooktop and oven
- Spacious master bedroom
- Large private balcony
- Laundry in the garage with ample space
- Reverse-cycle heating & cooling
- Low-Maintenance Living
- Oversized single garage with ample room for storage
- Additional under stair storage
- NBN connected with FTTP
- Light rail at your doorstep
- Prime location minutes from schools, parks, shopping, and highways

Essentials:

- Living area: 41sqm
- Balcony: 27sqm
- Rates: \$368 p.q. (approx.)
- Land tax: \$468 p.a. (approx.) investors only
- Rental estimate: \$460 - \$480 p.w.
- EER: 4.0 stars

Don't miss out on this affordable gem in one of Harrison's most sought-after areas. This rare opportunity won't stay on the market for long. Contact today to secure your future home or investment.

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Photography Disclaimer: Some images may have been virtually staged to better showcase



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the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## More About this Property

<b>Property ID</b>	2BH4FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	65 m <sup>2</sup>
<b>EER</b>	4
<b>Including</b>	Air Conditioning Balcony Built-in-Robes Secure Parking Liveability

### Tahmeed Towfiq 0469 706 586

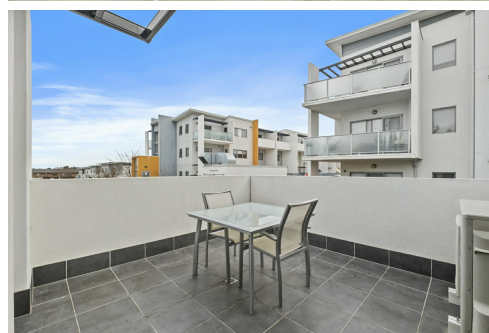
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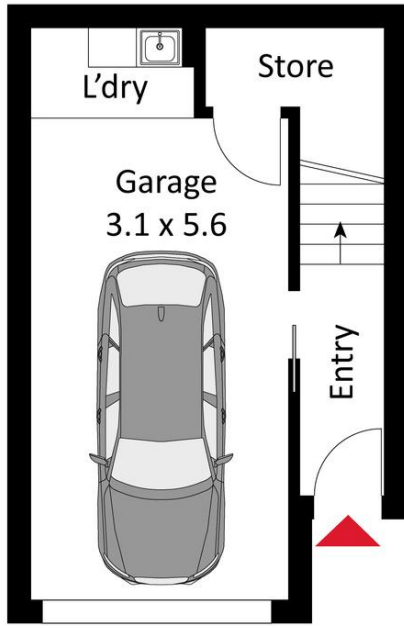
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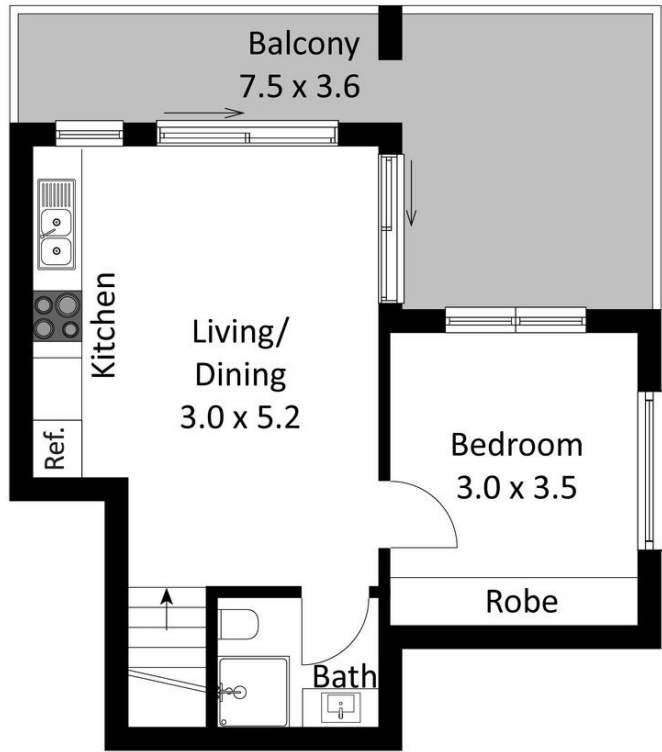


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Ground Floor



First Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

