



5/70 Kings Canyon Street, Harrison

## It's a 'Pocket Penthouse'&#x2026;

If you're looking for affordability, space, a great location and exceptional views, then 5/70 Kings Canyon can be your very own 'pocket penthouse'.

This surprisingly stunning apartment offers a massive 70.5 sq/m of open plan living. There are two large balconies, excellent for outdoor living and a bit of gardening.




The kitchen includes stone benches, gas cooktop, electric oven and plenty of cupboard space.

The main bedroom is very spacious, light-filled and includes a built-in cupboard and a private balcony.

But wait, there's more! The apartment has its own ground level lock-up garage!

This location is exceptionally quiet, close to shops, schools and the light rail. And, you will never grow tired of the views.

For more information, please call: Jeff Shortland, 0417 483 627, or email [Jeff.shortland@ljhooker.com.au](mailto:Jeff.shortland@ljhooker.com.au)

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**FOR SALE**  
\$399,000 - \$415,000

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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 **LJ Hooker**

In brief:

'Pocket Penthouse'

Large bedroom

Bathroom

Enormous open plan living, dining and kitchen

Ample space for a study nook

Galley style kitchen

Stone benchtops,

Gas cooktop & electric oven

Two large balconies

Single lock-up garage

Split system RCAC

Continuous gas hot water

Living approx: 70.5 sq/m

Garage approx: 19.5 sq/m

Aspect: East Facing (awesome views)

1.1km Harrison School, shopping centre and light rail

2.8km Gungahlin shopping centre

EER 6.0

Rental assessment: \$470 - \$490 per week

General:

- Rates approx: \$2400 pa
- Land tax: (investors only) \$tbc
- Strata: approximately \$2800 pa

## MORE DETAILS

Property ID	35TEGCY
Property Type	Apartment
House Size	70 m2
EER	6
Including	Air Conditioning

**Jeff Shortland 0417 483 627**

Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

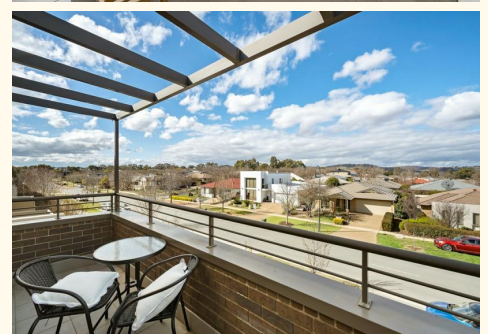
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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