







61/148 Flemington Road, Harrison

House size proportions and great views!

If space, natural light and a quiet position are high on your wish list, this exceptionally large three-bedroom, two-bathroom apartment in Harrison is well worth seeing. Positioned on level two at the rear of the Fusion complex, completely away from Flemington Road, it combines an expansive floorplan with an elevated outlook, morning sun and an incredibly convenient location.

The Interior
The sense of space is immediately apparent when you step inside. High ceilings, generous proportions and plenty of natural light combine with a neutral colours and brand new plush carpets to create a space that feels wonderfully fresh, light and open.

The expansive open plan living and dining area provides plenty of room for both everyday living and entertaining, flowing directly onto the large covered balcony.

The kitchen is particularly generous for apartment living, with stone benchtops, a large breakfast bar, extensive cupboard and bench space and excellent pantry storage.

3 2 2

FOR SALE
$459,000+

VIEW
Sat 7th Nov @ 2:15PM - 2:45PM

AGENTS
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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.

LJ Hooker

All three bedrooms are well proportioned. The main bedroom includes a walk-in robe and private ensuite, while bedrooms two and three both have built-in robes. Bedroom three also incorporates a separate study nook, providing a dedicated work-from-home or study space without sacrificing a bedroom.

The main bathroom is also generously sized and includes both a separate bath and shower.

Alfresco
The large covered balcony enjoys an elevated east-facing position, capturing the morning sun and providing a lovely spot for breakfast, a morning coffee or simply somewhere to sit and enjoy the outlook.

Positioned at the rear of the building, the apartment is completely removed from Flemington Road and looks out across established trees and towards the hills in the distance.

Fusion lifestyle
The Fusion complex offers more than just a convenient place to live. Residents have access to a sparkling swimming pool along with a large communal entertaining area with barbecues.

A number of commercial tenancies within the development add further convenience, including a coffee shop, hairdresser and Thai massage.

Two side by side secure basement car spaces and an ample storage cage are also included.

Location
One of the great advantages of this location is just how much is within walking distance.

The light rail stop is only a short walk away, providing an easy connection to Gungahlin and the City, while Franklin Shopping Centre is also within easy walking distance.

Here you'll find Woolworths, BWS, Goodberrys, Coffee Guru, international grocers, a chemist, barber and a range of other shops and services, making everyday errands remarkably easy.

At a glance:
- Exceptionally large 3 bedroom, 2 bathroom apartment
- Level 2 position at the quiet rear of the Fusion complex
- Elevated outlook across to trees and green space in the distance
- Large east-facing covered balcony with morning sun
- Expansive open plan living and dining area
- Spacious floorplan with in excess of 100sqm of living space
- High ceilings and excellent natural light
- Brand new plush carpets
- Neutral colours throughout
- Large kitchen with stone benchtops
- Generous breakfast bar
- Extensive kitchen cupboards and pantry storage
- Main bedroom with walk-in robe and ensuite
- Built-in robes to bedrooms 2 and 3
- Separate study/ work-from-home nook adjoining bedroom 3
- Main bathroom with separate bath and shower
- Reverse cycle air conditioning
- 2 side by side secure basement car spaces
- Storage cage
- NBN Fibre to the Premises (FTTP)
- Resident swimming pool
- Communal barbecue and entertaining area
- Short walk to light rail

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- Walking distance to Franklin Shopping Centre and Woolworths
- An easy drive into Gungahlin

Stats:
Living area: 107sqm approx
Balcony area: 17sqm approx
Strata levies: $2,535.35 per quarter
Rates: $1,879.12 pa
Land tax (only if rented): $2,163.98pa
Year built: 2013
EER: 6 stars

Note: Some images have been digitally styled with furnishings. Please rely on your own physical inspection.











MORE DETAILS

Property ID	3762GCY
Property Type	Apartment
House Size	107 m2
EER	6

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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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