

Harrison, 72/70 Kings Canyon Street

Large, light fresh apartment with its own internal access.

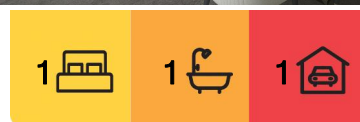
Auction Location: LJ Hooker HQ Canberra City

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 looks out onto your private balcony which enjoys a leafy green aspect.

Retreat to the comfort of the spacious bedroom, offering built-in robes. The bathroom



For Sale
\$380,000+

View
ljhooker.com.au/2D0HFHK

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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.

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

Secure internal access can be enjoyed in your single garage ensuring your vehicle is safe and protected. The laundry is conveniently located in the garage. .

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.

First home buyer or investor, you cannot go wrong so please give me a call or pop in to our next viewing.

Property Features;

- Very generous 61sqm of living + 8spm balcony
- Versatile plan with study or additional living
- Light fresh kitchen with gas cooking & full height pantry
- Separate laundry
- Lovely big bedroom with built in robes
- Reverse cycle air conditioning
- Secure building entry
- Separate lock up garage
- Walk to light rail stop for easy access to Gungahlin town centre, Dickson or the City Centre

Essentials:

- Living area: 61sqm
- Balcony: 8sqm
- Body Corporate: \$680 p.q (approx.)
- Rates: \$349 p.q. (approx.)
- Land tax: \$399 p.a. (approx.) investors only
- Rental estimate: \$460 - \$480 p.w.
- EER: 4.0 stars

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



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More About this Property

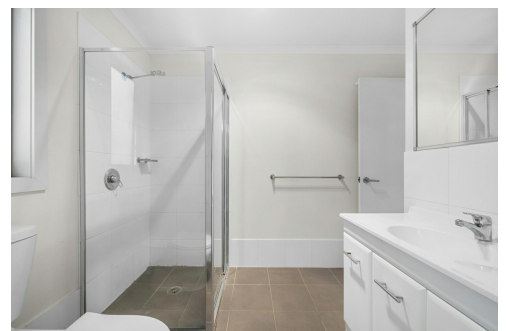
Property ID	2D0HFHK
Property Type	Apartment
EER	4
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

Tom Grenfell 0432 383 753

Sales Consultant | tom.grenfell@ljhcanberracity.com.au

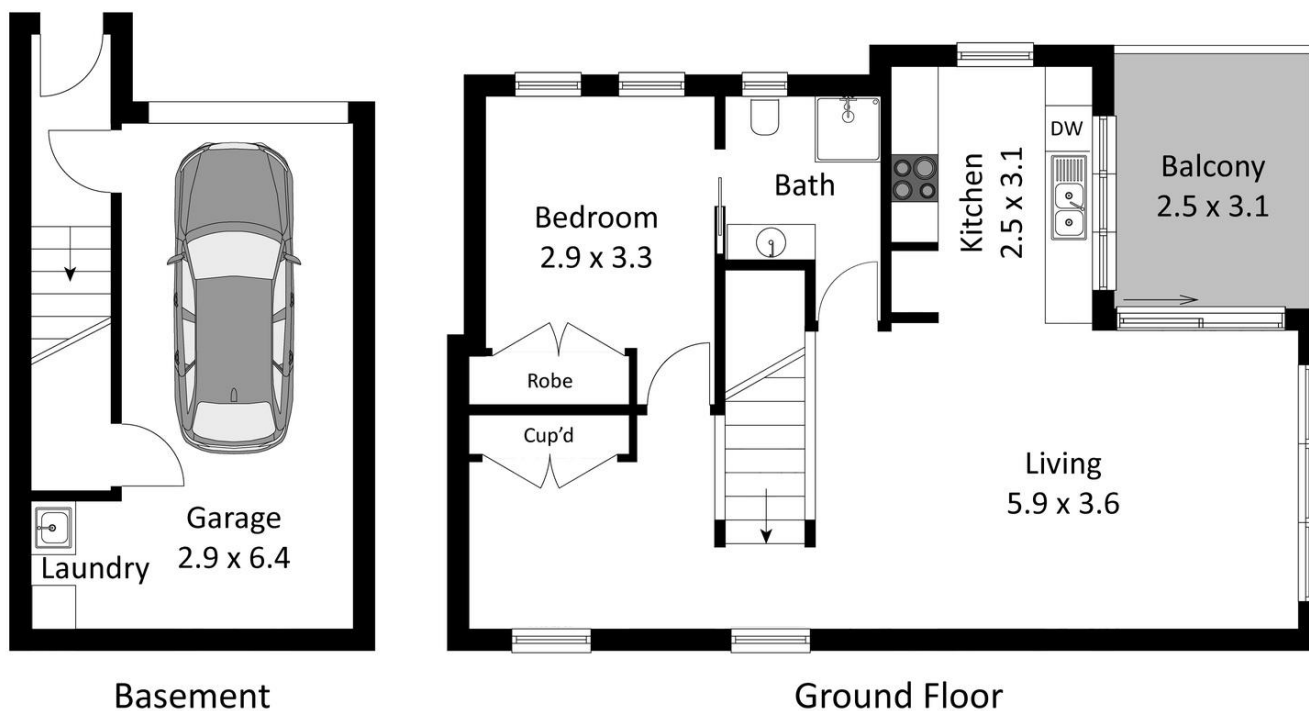
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

