



Harrison, 97/148 Flemington Road

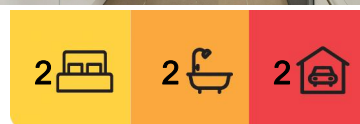
Beautiful Move-in Ready Apartment

AUCTION Wednesday, 14th of August at 6pm

This stunning and generously sized apartment is in immaculate condition and move in ready!

Conveniently located in the Fusion complex, this light filled 2-bedroom, 2-bathroom, 2-car apartment is located along the light rail strip, putting you just minutes away from the Gungahlin Town Centre and walking distance to local shops, restaurants and amenities.

This is a brilliant property for starting your real-estate journey as a first home buyer where you would reap the rewards of a property that can be held as an investment to provide a great leapfrog into a larger home down the track, or perfect as an investment property in a suburb known for its solid rental returns and ideal proximity to local amenities.



For Sale
\$460,000+

View
ljhooker.com.au/34BGGCY

Contact
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EER ★★★★★★



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.

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(02) 6213 3999

Key features:

- Vacant 2 bedroom 2 bathroom 2 car apartment in Fusion complex
- Low maintenance apartment with lift access
- Huge open plan living space opens onto to generous balcony
- Modern kitchen well-appointed with stone benchtops, ample storage space, dishwasher & stainless steel appliances
- Generous master bedroom offers climate control, built in robe and ensuite
- Second bedroom has built in robe, balcony access and is serviced by the main bathroom
- Split system air conditioning to living room and master bedroom
- Private & sunny tiled balcony
- Complex has a BBQ area and pool
- 2 car secure parking with storage cage
- Light rail at your doorstep putting you just minutes from the Gungahlin Town Centre

Quick stats:

- Year Built: 2012
- Internal living size: 82sqm approx.
- Rates: 395pq approx.
- Land Tax: \$470pq approx.
- Body Corp: \$1,403pq approx.
- Rental Appraisal: \$570 - \$580 per week
- EER: 6.0

More About this Property

Property ID	34BGGCY
Property Type	Apartment
House Size	82 m ²
Land Area	1.36 hectare
EER	6
Including	Air Conditioning

Olivia Fairweather 0478 653 447

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