







40 Mapleton Avenue, Harrison

No Body Corporate - Spacious Four-Bedroom Townhouse

Offering generous proportions, quality finishes and a highly convenient location, this four-bedroom, separate-title townhouse provides an excellent opportunity for families, professionals or those seeking a low-maintenance home with plenty of space.

Positioned along tree-lined Mapleton Avenue, the home welcomes you through a gated frontage and attractive portico, with floating timber flooring flowing throughout the home.

At the heart of the home, the modern kitchen features two-toned cabinetry, stone benchtops, island bench, two-door pantry and Fisher & Paykel appliances, including an electric oven, four-burner gas cooktop and dishwasher. The kitchen connects seamlessly with the open-plan meals and family areas, while glass sliding doors open to a massive rear courtyard.

A standout feature of the home, the expansive paved and terraced courtyard provides an incredibly versatile outdoor space. Whether you're entertaining friends, enjoying time with the family, giving the kids plenty of room to play or providing a secure area for pets, there's plenty of space to make the most of year-round outdoor living.

4 2 2

FOR SALE
Please Call

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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

A separate laundry and powder room complete the ground floor.

Upstairs, the spacious master bedroom features a fitted walk-in robe, ensuite with oversized shower and private balcony. Three additional bedrooms, all with built-in robes, are serviced by the main bathroom with full-sized bath, separate shower and vanity. Full-height linen storage completes the upper level.

The home is finished with floating timber flooring throughout, under-stair storage, LED and halogen lighting and ducted reverse-cycle air conditioning. Solar panels, gas hot water and a water tank add further practical benefits.

A separate automated double garage with rear street access adds excellent practicality, while the gated and fenced courtyard provides a private and secure outdoor space.

Perfectly positioned close to Gungahlin's shops, cafés and eateries, local schools and childcare, playing fields and nearby ponds, with easy access to Horse Park Drive and Flemington Road.

EER: 5.0
Built: 2007
Land: 316m² approx.
Total Floor Area: 161.09m² approx.
Garage: 38.69m² approx.

Features:

- Four bedrooms, master with walk-in robe and ensuite
- Separate-title (no body corporate)
- Two bathrooms plus powder room
- Formal lounge and dining
- Open-plan meals and family areas
- Modern kitchen with stone benchtops and good storage
- Gas cooking
- Large paved front & rear courtyards
- Separate laundry
- Ducted reverse-cycle air conditioning
- Solar panels
- Gas hot water
- Water tank
- Electric door locks front and rear
- Floating timber flooring throughout
- Gated and fenced rear yard
- Automated double garage with rear access

What's Nearby:

" Mother Teresa School & Early Learning Centre —approx. 400m
" Harrison School —approx. 500m
" Harrison Early Childhood Centre —approx. 500m
" Harrison local ponds & walking paths —within easy walking distance
" Gungaderra Homestead & Community Garden —nearby
" Gungahlin Marketplace —shops, cafés, restaurants and everyday amenities
" Gungahlin Town Centre —major retail, dining and services
" District playing fields & recreational facilities —nearby
" Flemington Road —convenient access to surrounding suburbs and the city
" Horse Park Drive —convenient arterial road connection
" Gungahlin College —approx. 2km

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.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.











MORE DETAILS

Property ID	2GEMFHK
Property Type	Townhouse
EER	6

Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

40 Mapleton Avenue, Harrison

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.