



Harrison, 24/84 Kings Canyon Street

Easy Care Living in Unbeatable Location

Perfectly positioned in the popular MAE development, this stylish 4-bedroom home offers low maintenance living in the heart of Harrison.

The first floor features an open plan living and dining space opening onto the sunny balcony with lovely views of the protected Budjan Galindji reserve, Black Mountain Tower and sweeping mountains views, a well-appointed kitchen, a spacious bedroom with built in wardrobe, and a large laundry with additional toilet which is ideal when entertaining.

Upstairs is the master bedroom complete with a modern ensuite and built-in wardrobe, plus the two additional bedrooms both have built in wardrobes and are serviced by the generous main bathroom with separate toilet.

In this ultra-convenient pocket of Harrison, this easy-care residence is walking distance from the light rail stop putting you just minutes from the Gungahlin Town Centre plus easy



For Sale
\$650,000+

View
ljhooker.com.au/354PGCY

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EER ★★★★★★

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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.

access to local Harrison schools, shops & restaurants - so many amenities at your fingertips!

Whether you want to take advantage of the fantastic location for yourself or for capitalize on an exceptional investment opportunity, this beautiful home is as neat as a pin & move-in ready so contact Olivia Fairweather today for more information or to schedule your next inspection.

Check it out:

- Easy-care townhouse with low strata levies.
- Spacious open-plan living/dining area opens onto balcony with views of the reserve and spectacular sunsets.
- 4 bedrooms all appointed with built in robes. Bedroom 4 is currently set up as an ideal home office, complete with NBN Fibre to the Premises and 5G mobile coverage.
- Master bedroom serviced by ensuite, other 2 upstairs bedrooms are serviced by main bathroom.
- Modern kitchen includes a gas cooktop, electric oven, integrated dishwasher, stone benchtops, stainless steel appliances and a moveable island bench offering ample storage and workspace.
- Stunning upgraded timber floorboards throughout.
- Laundry with additional toilet on first floor
- Split system air conditioning/heating for year-round comfort
- Secure double automatic garage with internal access, remote and additional storage
- Intercom with added door security
- Located walking distance to Well Station Drive light rail stop putting you minutes from Gungahlin Town Centre, plus easy access to newly built Shirley Smith High School, Harrison School, childcare centres, medical centres, cafes, and supermarkets
- Only 15 minutes to the Canberra City by car or light rail

Quick stats:

- Year built: 2016
- Rates: \$490pq approx.
- Land Tax (investors only): \$651pq approx.
- Body Corporate: \$780pq approx.
- EER: 6.0
- Total living: 127m approx.
- Garage: 36sqm approx.
- Balcony: 8.2sqm approx.



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More About this Property

Property ID	354PGCY
Property Type	Townhouse
House Size	127 m2
EER	6
Including	Study Air Conditioning Dishwasher Floorboards Built-in-Robes Remote Garage Ensuite Open Plan Powder Room Gas Cooking

Olivia Fairweather 0478 653 447

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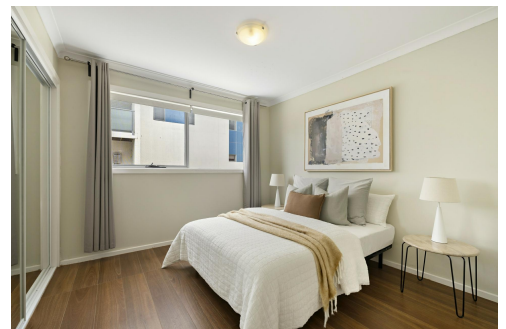
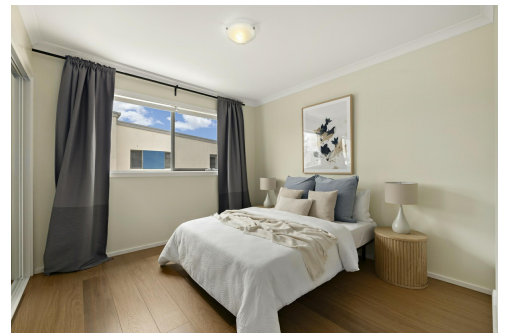
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Level 2



Level 1



Ground Level

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.

24/84 Kings Canyon Street, Harrison

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