



4/224 Flemington Road, Harrison

The Space You Want, The Lifestyle You'll Love

Life feels a little easier when everything you need is close to home. Welcome to 4/224 Flemington Road, a townhouse that offers the perfect balance of space, comfort and convenience within Harrison's popular Artego development.

Designed for those who appreciate room to move without the upkeep of a traditional family home, this residence embraces the simplicity of townhouse living. Whether you're enjoying a slow morning coffee, entertaining friends over the weekend or settling in after a busy day, it's a home that allows you to enjoy more of the things that matter.

One of the real pleasures of living at Artego is the lifestyle that extends beyond your front door. Residents enjoy access to beautifully maintained communal spaces, including a swimming pool, BBQ facilities and shared gardens. It's the kind of setting that makes summer afternoons feel like a holiday, with opportunities to relax, unwind and enjoy the outdoors without leaving the complex.

The surrounding neighbourhood is equally appealing. Harrison has established itself as a favourite among families and professionals, offering leafy streets, walking paths, playgrounds and open green

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FOR SALE
\$695,000+

VIEW
By Appointment

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spaces alongside excellent everyday amenities.

For families, the convenience is hard to overlook. Harrison School and Mother Teresa School are both within easy walking distance, while Franklin School, Harrison Early Childhood Centre, Burgmann Anglican School and Gungahlin College provide further education options nearby.

Your morning routine is made easier with Woolworths Franklin, local cafés and neighbourhood shops just moments away. Enjoy a coffee at Dove Café, take an afternoon stroll through the nearby parks or make the short trip into Gungahlin Town Centre, where an extensive selection of restaurants, supermarkets, shopping and recreational facilities awaits.

Commuting is equally straightforward, with the light rail conveniently positioned along Flemington Road, connecting you to Dickson, Braddon and Canberra City. Easy access to Horse Park Drive and the surrounding arterial roads also makes travelling across Canberra simple.

Property Highlights:

- Spacious and beautifully presented townhouse offering exceptional value in sought-after location
- Contemporary stone-finished kitchen featuring quality appliances, gas cooking and excellent pantry storage
- Two separate living zones provide flexibility for families, couples or those working from home
- Ground-floor formal living area opening directly to the private courtyard
- Additional upstairs living space with direct access to the balcony
- Impressive master bedroom complete with walk-in wardrobe and well-appointed ensuite
- Two additional generously proportioned bedrooms, both featuring built-in wardrobes
- Ducted reverse-cycle heating and cooling for comfortable living throughout the seasons
- Low-maintenance outdoor areas ideal for those wanting more time to enjoy the lifestyle on offer
- Secure single automatic garage with convenient internal access
- NBN connectivity
- Excellent position close to neighbourhood parks, schools, shops and the Gungahlin Town Centre
- Light rail and additional public transport options within easy walking distance
- A fantastic opportunity to secure a well-kept home within a popular, family-friendly Harrison community

Property Details:

- Built: 2016
- Internal living: 123m²
- Garage: 20m²
- Balcony: 11m²
- Total area: 157m²
- EER: 5.0
- Unimproved Value (2025): \$98,820*
- Rates: \$1,571 p.a.*
- " Land tax (if applicable): \$423.25 per quarter*
- " Estimated rental return: \$640—\$660 per week*
- Strata fees: \$671 per quarter*
- Sinking fund: \$29.89 per quarter*
- Combined strata & sinking fund: \$700.89 per quarter*

Recent Comparable Sales:

- 2/224 Flemington Road, Harrison - \$697,000
- 67/128 Flemington Road, Harrison - \$700,000
- 24/128 Flemington Road, Harrison - \$707,500
- 40/224 Flemington Road, Harrison - \$710,000

MORE DETAILS

Property ID	37C2GCY
Property Type	Townhouse
House Size	123 m2
Land Area	144 m2
EER	6
Including	Ducted Cooling Ducted Heating

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