



## Harrison, 46/17 Wimmera Street

Easy-care living in unbeatable location!

This neat, tidy & freshly painted home offers low maintenance living in the heart of Harrison.

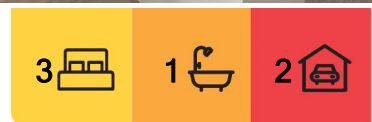
Located in the popular & friendly Niche complex, the ground floor features a gorgeous open plan kitchen and living space opening out to the easy-care courtyard. Downstairs also has plenty of features including a powder room, European laundry and reverse cycle air conditioning.

Upstairs you'll find three light filled bedrooms, the master featuring a walk-in wardrobe, climate control and access to the two-way bathroom whilst the other two other bedrooms are appointed with built in wardrobes.

In this ultra-convenient pocket of Harrison, you are directly opposite Harrison School and the Nullarbor Avenue light rail stop putting you just minutes from the Gungahlin Town



**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.



**For Sale**  
\$580,000+

**View**  
[ljhooker.com.au/34CFGCY](http://ljhooker.com.au/34CFGCY)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

Centre and walking distance to the local schools, shops & restaurants - so many conveniences at your fingertips!

Contact Olivia Fairweather today to book your next inspection.

- Two-storey townhouse in the popular Niche complex
- 3 bed, 1.5 bath, 2 car
- Brand new paint throughout
- Open plan living/kitchen and powder room on ground floor
- Well-appointed kitchen with stone bench tops, breakfast bar, stainless-steel appliances including gas cooktop and electric oven and ample storage
- Spacious Master bedroom with walk in robe and access to two-way bathroom
- Two other bedrooms with built in robes
- Single automatic lockup garage plus additional car port
- Reverse Cycle air conditioning units in family living & main bedroom
- European style laundry
- Separate powder room with vanity on ground floor
- Reverse cycle air conditioning in living area
- Continuous gas hot water system

#### Quick Stats:

- Internal living size: 86sqm (approx.) + courtyard + garage.
- Body Corporate: \$738pq (approx.)
- Rates: \$465pq (approx.)
- Land tax (if rented out): \$580pq (approx.)
- Year built: 2014
- EER: 6.0

## More About this Property

Property ID	34CFGCY
Property Type	Townhouse
House Size	86 m2
EER	6

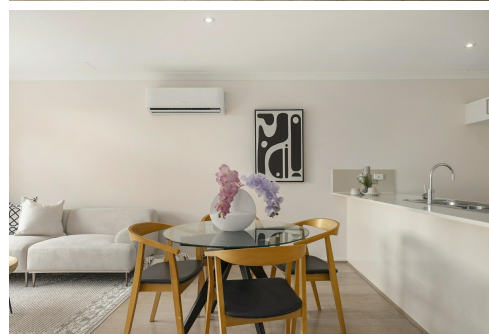
**Olivia Fairweather 0478 653 447**

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First Floor



Ground Floor

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.

46/17 Wimmera Street, Harrison

Produced by **DIAKRIT**