



Harrison, 76/224 Flemington Road

Stylish Townhouse Living



Property sold, open home Saturday 15th March has been cancelled. Please contact Olivia for information on similar upcoming properties we have available.

For Sale
\$649,000+

View
ljhooker.com.au/355UGCY

Conveniently located in the popular Artego development, this stylish 3-bedroom home offers low maintenance living in the heart of Harrison. This home has been cleverly designed with a practical and spacious floorplan set out over 3 levels.

Contact
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The ground floor features a spacious living room ideal for an additional living space a home office, or 4th bedroom plus an easy-care courtyard.

The first floor features an open plan living and dining space opening onto a sunny balcony for seamless indoor-outdoor living, the modern kitchen appointed with stone benchtops and gas cooktop, plus one of the large bedrooms with a built-in-robe.

EER ★★★★★



LJ Hooker Gungahlin
(02) 6213 3999

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.

Upstairs is the master bedroom complete with a modern ensuite and built-in wardrobe and the additional third bedroom also with a built-in wardrobe and the generous main bathroom.

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 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:

- Beautiful townhouse located along light-rail corridor offering great living spaces
- Spacious open-plan living/dining area opens onto balcony with views of the reserve and spectacular sunsets.
- Second spacious room on ground floor perfect for an additional living space, home office, or 4th bedroom.
- 3 generous bedrooms all appointed with built in robes.
- Master bedroom appointed with a generous ensuite, other bedrooms serviced by main bathroom.
- Modern kitchen includes a gas cooktop, integrated dishwasher, stone benchtops, ample storage and breakfast bar.
- Additional powder room with toilet conveniently located on first floor.
- Ducted reverse cycle air conditioning for year-round comfort
- Secure automatic garage with internal access
- Communal BBQs and pool area
- Located 100m from Mapleton Avenue light rail stop putting you minutes from Gungahlin Town Centre, plus easy access to the local Harrison schools, childcare centres, medical centres, cafes, and supermarkets

Quick stats:

- Year built: 2016
- Rates: \$490pq approx.
- Land Tax (investors only): \$650pq approx.
- Body Corporate: \$780pq approx.
- EER: 5.5



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More About this Property

Property ID	355UGCY
Property Type	Townhouse
House Size	122 m2
EER	5.5
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Gas Cooktop Carpet Tile Open Plan Living & Dining 2 Living Areas

Olivia Fairweather 0478 653 447

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First Floor



Second 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.

76/224 Flemington Road, Harrison

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