



126/230 Flemington Road, Harrison

Apartment Living with Personality - Now Vacant and Move-In Ready

Auction Location: In Room Auctions

There's a lot to like about this top-floor apartment, particularly if you're looking for something with a little more personality than the standard one-bedroom layout.

Offering 61sqm of internal living plus a generous 14sqm balcony, the apartment combines a practical floor plan with some unique design touches that help set it apart. The living area opens directly onto the balcony, bringing in plenty of natural light and giving you a great spot to sit outside and enjoy the elevated outlook.

The real bonus is the separate study, providing valuable extra space that can be used as a home office, guest room or smaller second bedroom depending on what you need.

The kitchen is finished with stone benchtops and includes an electric oven, cooktop and dishwasher, with good storage throughout helping keep the apartment practical for everyday living.

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FOR SALE
By Negotiation

VIEW
Sat 7th Nov @ 10:40AM - 11:00AM

AGENTS
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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.

Being on the top floor also adds to the appeal, with no apartment above and an elevated position that provides a greater sense of privacy.

And then there's the location. Gungahlin Town Centre is within easy walking distance, putting supermarkets, cafés, restaurants, shops and the light rail all close to home.

Whether you're looking to get into the market, want the flexibility of an additional room, or are searching for a well-located investment, this apartment offers a combination of space, character and convenience that can be difficult to find at this level of the market.

Features:

- floor position

One bedroom plus separate study / potential second bedroom
61sqm of internal living
Generous 14sqm balcony
Elevated outlook
Great natural light
Stone kitchen benchtops
Electric oven and cooktop
Dishwasher
Built-in storage
Reverse-cycle heating and cooling
Walking distance to Gungahlin Town Centre
Walking distance to light rail

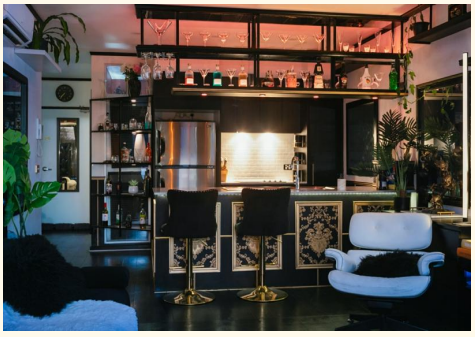
Particulars:
EER: 6.0
Rates: $418 per quarter (approx.)
Land tax (if rented out): $468 per quarter (approx.)
Internal 61 sqm, balcony 14 sqm











MORE DETAILS

Property ID	375NGCY
Property Type	Unit
House Size	61 m2
EER	6
Including	Air Conditioning

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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.

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