






16/11 Wimmera Street, Harrison

Attractive, Low-Maintenance Apartment in an Exceptional Location

Positioned in one of the most convenient and connected pockets of the area, this beautifully presented apartment offers an enviable lifestyle with everything you need right at your doorstep. Enjoy a prized northern aspect and a peaceful outlook over a quiet, leafy side street, all while being moments from the metro stop, popular eateries, cafés and shops, with Woolworths directly across the road.

Inside, the home is fresh, modern and thoughtfully updated. Brand-new hybrid flooring flows through the living area, complemented by recent paintwork and near-new Daikin reverse-cycle air-conditioning for year-round comfort. The layout includes a modern kitchen with stone benchtops, a stylish bathroom, a separate laundry and a generously sized bedroom featuring a large walk-in wardrobe. LED lighting enhances the contemporary feel throughout.

Practicality is well catered for with a storage cupboard on the balcony, an additional storage cage conveniently located beside the secure underground parking space, and the peace of mind of a building with no defects and comparatively low levies.

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FOR SALE
\$385,000+

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Perfect for singles, couples, and first-home buyers taking advantage of current incentives, this is an inviting and well-maintained apartment that truly feels like home.

Internal: 50m²

Balcony: 7m²

EER: 6 Stars

Rates: \$1,797 per annum (approx)

Land Tax: \$1,915 per annum (approx)

Body Corporate: \$1,122 per quarter (approx)

Features:

- Northern aspect with leafy, quiet street outlook
- Ultra-convenient location at the metro stop, with restaurants and shops below
- Woolworths, cafés and additional dining options just across the road
- Brand-new hybrid flooring to living areas
- Recently painted interior
- Near-new Daikin reverse-cycle air-conditioning
- Modern kitchen and bathroom with stone benchtops
- Large walk-in wardrobe to bedroom
- Separate laundry
- LED lighting throughout
- Balcony with storage cupboard
- Storage cage adjacent to underground car space
- Low, well-managed levies and no building defects

MORE DETAILS

Property ID	2EEJFHK
Property Type	Unit
EER	6

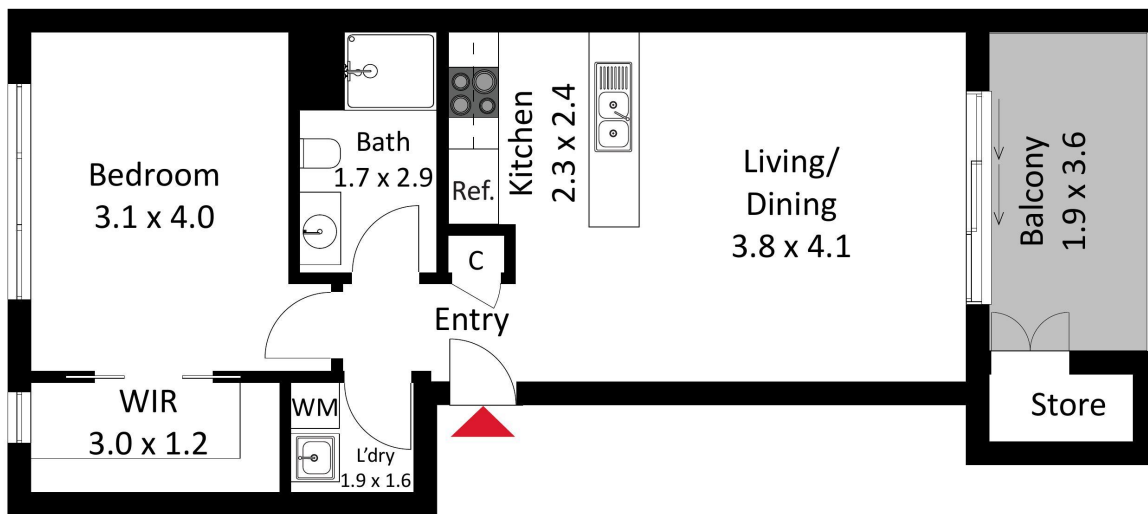
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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