



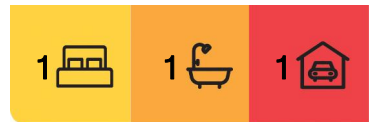
Harrison, 20/17 Wimmera Street

One bedroom + study + lock up garage

This one bedroom + study unit with a lock up garage is located in an area known for its convenient location, friendly community and fantastic rental returns.

Conveniently located in the low maintenance & friendly Niche complex, this first-floor unit is directly opposite Harrison School and the Nullarbor Avenue light rail stop putting you just minutes away from the Gungahlin Town Centre and walking distance to local supermarkets, restaurants, bus stops, gyms, playing fields and medical services.

The light-filled apartment has a well-appointed kitchen and open plan living space which opens out to a sunny private balcony, and a large main bathroom. Main bedroom is appointed with a built in robe and balcony access plus a second bedroom / study with built in robe. There are so many features on offer including European laundry, split system air conditioning, and single automatic garage.



For Sale
\$365,000+

View
ljhooker.com.au/348BGCY

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EER ★★★★★★



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.

LJ Hooker Gungahlin
(02) 6213 3999

Currently tenanted until April 2025, this property is available to either continue leasing so you can take advantage of an ideal investment property, or to move in and enjoy the convenient lifestyle for yourself. This property is ideal if you are a first home buyer wanting to reap the rewards of a property that can be held as an investment to provide a great leapfrog into a larger home down the track.

- Located in a well-maintained private complex
- Main bedroom with built in robe and balcony access
- Second bedroom or study has built in robe and sky light
- Well-appointed kitchen with stainless steel appliances, stone benchtops, gas cooktop and dishwasher
- Light-filled & open plan living space
- Large main bathroom
- European style laundry facilities, dryer and a front load washing machine
- Split system air conditioning
- Secure single automatic garage
- Private & sunny tiled balcony
- Light rail stop at your doorstep putting you just minutes from the Gungahlin Town Centre
- Currently tenanted until the 16th of April 2025

Quick stats:

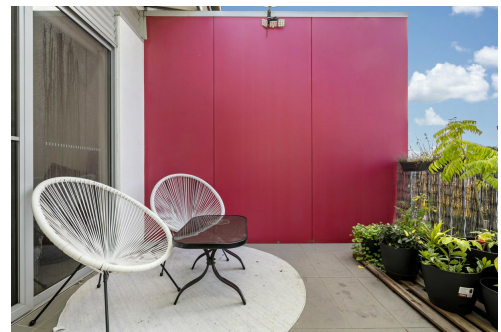
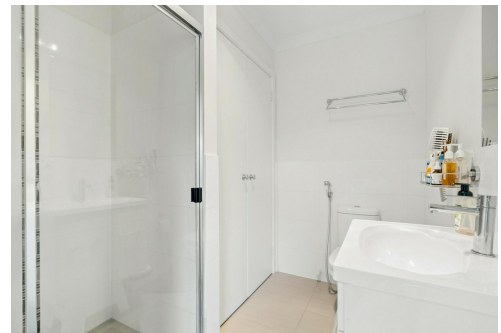
- Year built: 2014
- Body corp: \$641pq approx.
- Rates: \$449pq approx.
- Land tax: \$577pq approx.
- EER: 6.0

More About this Property

Property ID	348BGCY
Property Type	Unit
EER	6
Including	Study Air Conditioning

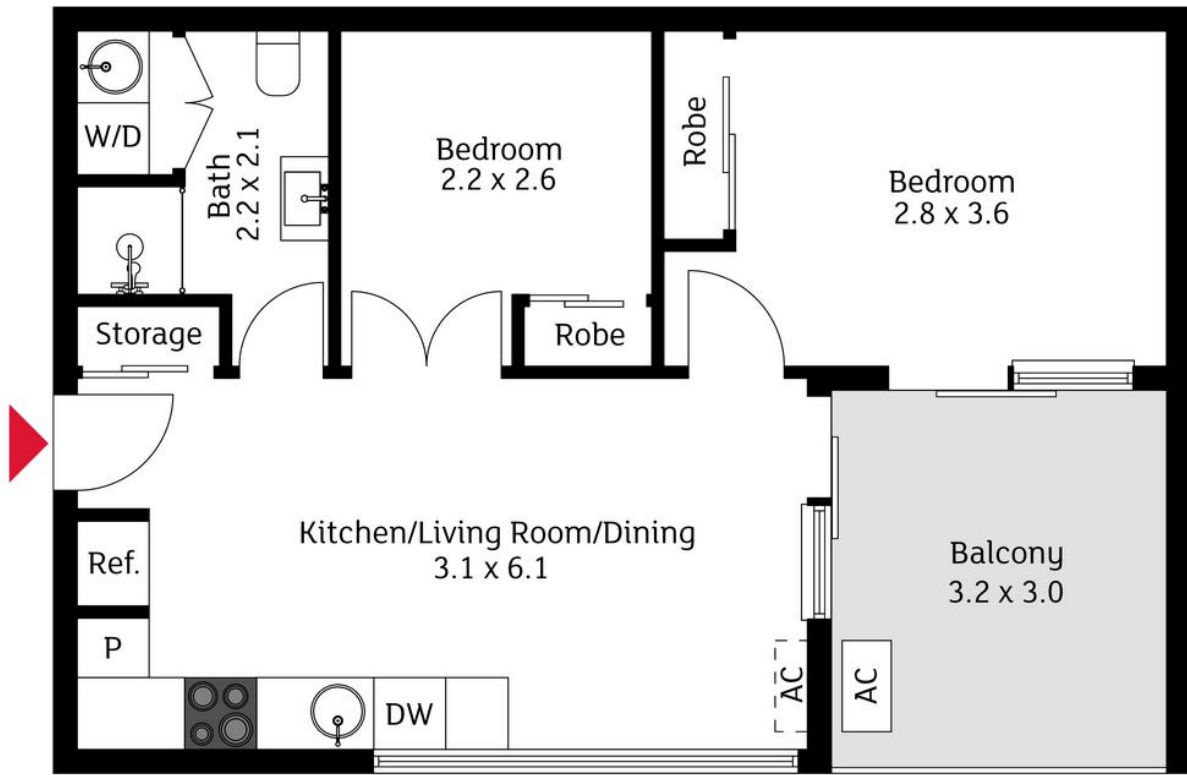
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

20/17 Wimmera Street, Harrison

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