



## Harrison, 28/2 Sapling Street

Oversized, versatile, and north facing, what more could you want?

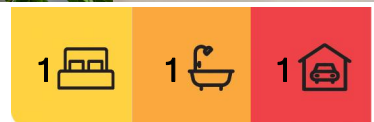
Nestled in the vibrant heart of Harrison, this spacious 1-bedroom apartment redefines modern living with its generous proportions and impeccable finishes. Boasting an expansive 72m2 of internal living space, this residence offers unparalleled size and versatility. The addition of a multipurpose room opens up a world of possibilities, whether it's utilized as a second living area, study, or even converted into a bedroom, thanks to its corner position with a window.

Light floods into the apartment year-round, courtesy of its coveted corner location, granting windows on three sides-a rare feature that enhances the sense of openness and brightness within. The master bedroom is adorned with large mirrored wardrobes, while the bathroom, complete with an inbuilt laundry without compromising on space.

Step outside to the north-facing balcony, a tranquil retreat perfect for enjoying a morning



**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**  
\$395,000+

**View**  
[ljhooker.com.au/2G11F9Q](http://ljhooker.com.au/2G11F9Q)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

coffee or cultivating a lush urban oasis with vibrant plants. Inside, two linen cupboards and ample storage solutions cater to every organizational need, ensuring a clutter-free living environment. The kitchen, surprisingly spacious for a 1-bedroom layout, impresses with its abundance of storage and modern design, perfect for cooking for family and friends.

Beyond the confines of this remarkable apartment lies a prime location, with a tram stop conveniently located just across the road and Woolworths in Franklin a mere 5 minutes away. Enjoy easy access to an array of amenities, making daily errands and leisure pursuits a breeze. Whether you're a first-time buyer seeking an ideal entry into the market or an investor looking to enhance your portfolio, this property offers an exceptional opportunity not to be missed.

#### Features

North facing

Large modern kitchen

Reverse cycle heating and cooling system

Large bathroom

Modern kitchen appliances

Large built-in wardrobe in the master bedroom

Huge multi-purpose room

Abundance of storage

Secure underground parking

72m<sup>2</sup> of Internal Living

Rates: \$1,698.28 p.a. approx.

Land Tax: \$2,040.79 pa approx.

Body Corporate: \$834.80 pq approx

EER: 6.0

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## More About this Property

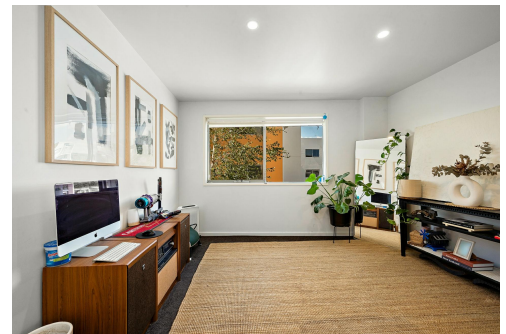
<b>Property ID</b>	2G11F9Q
<b>Property Type</b>	Unit
<b>House Size</b>	72 m <sup>2</sup>
<b>EER</b>	6

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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.

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