

**15/4 Sapling St, Harrison, ACT, 2914**



**Unit For Sale**

Wednesday, 6 November 2024

15/4 Sapling St, Harrison, ACT, 2914

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Grenfell

## **Pristine North Facing, Ground floor Apartment on the Light Rail.**

This home checks all the boxes for those seeking an exceptional lifestyle. Nestled in the desirable suburb of Harrison, this modern apartment offers the perfect blend of contemporary style and low-maintenance living.

As you enter the open-concept living area, you'll be struck by the abundance of natural light and the seamless flow from the private courtyard to the living area. This property enjoys an oversized front courtyard which faces North.

The kitchen has a sleek and modern design, featuring all appliances, ample storage, and quality finishes. Cooking and entertaining are seamlessly combined in this practical well-designed space. The pantry closet provides handy extra storage.

The bedroom is generously sized, offering plenty of space for rest and relaxation. The spacious master enjoys a large built-in closet. The bathroom features contemporary fixtures and finishes, providing both style and functionality for your everyday needs.

Residents have access to the complex's outdoor entertaining areas and green spaces. Secure underground parking and a storage cage add convenience.

With its low-maintenance design, this apartment is perfect for those seeking a hassle-free lifestyle. Nestled in a vibrant neighborhood, you'll have easy access to local cafes, shops, and parks, making it the ideal spot for a dynamic lifestyle.

Situated in a prime location, this apartment is just moments away from local parks and community amenities. Harrison is known for its excellent public transport links, providing easy access to the heart of Canberra. Harrison enjoys various recreational facilities ensuring there's always something to do.

### **Key Features:**

- Ground floor courtyard apartment
- North-facing aspect
- Open-plan kitchen with stone benchtops and ample storage
- Spacious bedroom with mirrored built-in robe
- Two-way bathroom
- Front and rear courtyard
- Split reverse cycle heating and cooling
- European laundry with dryer
- Basement car parking space with storage cage
- BBQ and large grass area perfect for kids and pets to play and roam
- Minutes walk to the Mapleton Avenue light rail stop and a short stroll to Woolworths

Property Address: 15/4 Sapling Street, Harrison. Canberra.

Internal Living: 57m2 Front Courtyard front: 18m2 Courtyard rear: 13m2

Strata Fees: \$1,329.71 per quarter (approx.)

Rates: \$417 per quarter (approx.)

EER: 6.0 stars

\*Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.