



44 Otway Street Harrison, ACT



## INVESTORS - Convenient One-Bedroom Living

Experience the convenience of living in this low-maintenance, one-bedroom residence. With its stylish minimalist layout with ample lighting, this property, Situated mere moments from the vibrant Gungahlin town center and a quick 15-minute drive to the city, this property promises both comfort and accessibility. Whether you're seeking a cozy home or a valuable addition to your investment portfolio, this hassle-free property is sure to exceed expectations

### Features Overview:

- Double level floorplan
- Minutes stroll to shops, playgrounds, and light rail
- NBN connected with FTTP
- Age: 9 years (built in 2014)
- Units plan number: 4042
- EER (Energy Efficiency Rating): 4 Stars

### Development Information:

- Strata management: Vantage strata

Price:

\$400,000+



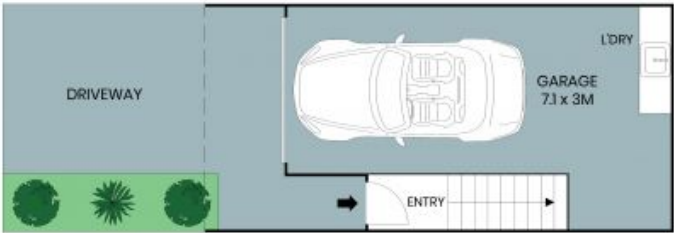
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Ground Floor



First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Ground Floor



First Floor



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.