



63/40 Kings Canyon Street Harrison, ACT



### Secure lockup garage and low strata.

Welcome into a charming and cosy lifestyle with this single bedroom residence designed for modern, peaceful apartment living in Northern Canberra.

Featuring an open-plan layout, this home ensures a bright and airy feel, seamlessly connecting the living, dining, and kitchen areas. With a practical layout that can cater to all your routine needs, this home is ideal for those who appreciate quality and comfort in a space with all your amenities at your fingertips.

This unit also boasts a delightful outdoor space, perfect for enjoying your morning coffee or entertaining guests.

#### Features Overview:

- East facing
- Single level floorplan
- NBN connected with Fibre to the Premises (FTTP)
- Age: 13 years (built in 2011)

Price:

\$390,000+



**Sam Dyne**

0488 689 525



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.

63/40 Kings Canyon Street  
Harrison



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.