

105 Moonlight Avenue, Harrison, ACT 2914

House For Sale

Wednesday, 17 April 2024

STONE

105 Moonlight Avenue, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 519 m2

Type: House



Jess Smith
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Alex Ogbonna
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Auction 11/05/2024 at 1:30pm

Property to be auctioned on-site on the 11/05/2024 at 1:30pm with offers welcome prior. This family home, situated on the corner of Moonlight Ave and Lavender Lane, offers a charming exterior and a convenient location. It features a modern kitchen with stainless steel appliances. With four bedrooms, including a main with an ensuite, it offers ample space for family living. Natural light floods the interior through full height windows, creating a bright and airy atmosphere. The covered alfresco area overlooks the low maintenance garden, perfect for outdoor gatherings. The garage, accessible from Lavender Lane, provides a double car space and workshop area. Located near schools, parks, and the Gungahlin Town Centre, this home offers comfort and convenience. Features Overview:- Single-level floorplan- NBN connected with FTTP- Plantation shutters throughout- Age: 18 years (built-in 2006)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 176.816 sqm - Alfresco: 19 sqm- Porch: 2 sqm- Garage: 50.657 sqm- Total residence: 248.473 sqm- Block: 519 sqm Prices- Rates: \$808.81 per quarter- Land Tax (Investors only): \$1,718.65 per quarter- Conservative rental estimate (unfurnished): \$790 - \$830 per week Inside:- Luxurious master bedroom complete with a spacious walk-in robe and ensuite bathroom- Generously sized bedroom all with built-in robes - Well-appointed main bathroom featuring a full-sized tub and a separate toilet for convenience- Front living and dining areas flooded with natural light, creating a welcoming atmosphere- Open-plan family and meals area with glass sliding doors through to the back alfresco- Modern kitchen boasting an island bench, perfect for meal preparation and casual dining- Walk-in pantry for organized storage of kitchen essentials- Laundry room with external access for added functionality- Ducted gas heating- Split air conditioning system- Gas hot water- Double-car garage with internal access providing secure parking and additional storage space Outside:- Alfresco dining area ideal for outdoor entertainment, offering a charming setting for gatherings and relaxation- Secure concrete space perfect for an additional car, trailer, boat or caravan- Back gate access Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horsepark Drive and the Federal Highway - the GDE/Parkway and to the City from Northbourne Avenue. Local shops, cafes and restaurants including Woolworths, Thai Herb, Dove Cafe, Coffee Guru and the Meadows ice creamery are within 1 km. Harrison School along with Harrison Playing fields, Mother Teresa Catholic Primary, Harrison Early Childhood Centre and an array of local services all close by. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.