

12 Glow Worm Grove, Harrison, ACT 2914

home by holly

Townhouse For Sale

Thursday, 9 May 2024

12 Glow Worm Grove, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 150 m2

Type: Townhouse



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Auction 1:00pm Saturday 1 June

Majestic location and brilliant aspect facing directly onto expansive parkland! This generous four-bedroom ensuite separate title townhouse lives up to its magical address, as generous spaces unfold across two-levels with graceful ease. Nestled within a deeply private and leafy enclave, the home entices with a soothing neutral scheme, and wonderful indoor-outdoor flow. The deluxe master bedroom drifts to the Juliette balcony, capturing stunning views across parkland and gorgeous sunsets. It's hard not to love the street names in Harrison – Moonlight Ave, Whiskers, Pixie and Lizard Lane, or the fabulous Wizard Street. But Glow Worm Grove must be our favourite, conjuring images of bioluminescent colours in mesmerising orange and blues... magic lands, fairy stories. And secret grove it is, nestled behind Carrick Playground and edging Mulligans Flat Woodland Reserve. Yet the home is also wonderfully positioned, just a few minutes from the thriving Gungahlin precinct and an easy commute to the buzzing inner-north and the CBD, via car or light rail. Neat rows of terrace houses line this super quiet street, all with attractive frontages, second story balconies and leafy outlooks across open green fields. The form is mostly warm mixed brick with pops of rich ocean grey, as iron gates give way to a deep front courtyard enclosed in greenery. To the rear, a laneway provides access to a double garage with auto-door, and there is double gated access to the back garden. Within golden timber floors flow underfoot, stretching to meet crisp white walls, as the open plan living, dining and kitchen drift to the sunny rear deck. A partial wall delineates the sweeping space, creating a delightful living area that takes in those parkland views via large windows. A tranquil bedroom sits adjacent to a convenient downstairs powder room offering flexibility of use, think fourth bedroom, guest room or home office. The combined living and dining arena spills deck side, extending the space and gifting a relaxed alfresco lifestyle. This sunny social hub includes a large kitchen, perfectly arrayed in the north-eastern corner. Natural light bounces off the neutral cabinets and softly marbled worktops. A large window purveys the leafy green walls of the courtyard enclosure, while a long peninsula provides relaxed seating for family and friends. The trees are deep within their autumnal turnings, creating a dreamy vista across the park and out to the surrounding mountains. The enormous master bedroom is characterised by an influx of afternoon light, magic outlook and epic sunsets...think champagne on the balcony and some quiet time. There is a large walk-in-robe and a separate coat cupboard and the privacy of an ensuite bathroom. Two additional bedrooms and a family bathroom complete the second floor. Both bedrooms have built-in-ropes for seamless storage and capture elevated views, with the fourth bedroom overlooking the picturesque Sammy's Hill. The bathroom is finished in crisp white, with concordant earthy feature tiling, and offers a relaxing bath. Your life in Harrison: Strolling across to the park and the kids play equipment, walking to ponds, wetlands, woodlands via a myriad of interconnecting paths. Working out at the nearby gyms on Flemington Road or getting active at the nearby Joey Park Playground or District Playing Fields. Exploring the plethora of shops and restaurants at the nearby Gungahlin precinct with the Cornerstone Café and Bar, a local favourite. Or popping down to the local supermarket for essentials, wandering to Franklin shops for a shop at Woollies or the Asian Grocer, perhaps indulging in a treat from Meadows Frozen Custard or grabbing a caffeine hit from the Coffee Guru. It is an easy walk to several restaurants on Flemington Road including the fab Thai Herb. Staying connected via bus and light rail, with arterial roads making it an easy drive to the CBD by car. features.. beautiful four-bedroom ensuite townhouse set on a quiet street in popular Harrison. separate title residence. directly across from parkland with elevated views to the mountains. gated front courtyard garden enclosed by green walls. open plan living, dining and kitchen. partial wall delineating the open social arena creating a delightful front living area flowing to the combined dining, living and kitchen. easy drift to the sunny rear deck. large kitchen with banks of storage, breakfast bar seating, dishlex dishwasher, Bosch wall oven, gas hob and rangehood. adjacent internal laundry with loads of storage including a Harry Potter cupboard extending beneath the stairs. downstairs bedroom with built-in-robe .adjacent downstairs powder room. timber floors downstairs. carpet to stairs and upstairs bedrooms. three bedrooms sequestered upstairs. master suite with walk-in-robe, coat cupboard and ensuite bathroom. glass sliders opening to Juliette balcony with parkland, mountain and sunset views. two additional bedrooms with elevated views. family bathroom with spa bath and separate toilet. private rear garden with elevated deck enclosed by green walls. double gated access from the rear lane to the garden. double garage with auto-door. as new ducted electric reverse cycle heating and cooling. close to transport including the fabulous light rail. handy to Franklin Shops. close to a great choice of schools and surrounded by green spaces. .6 min drive to Gungahlin Marketplace. easy drive to the CBD by car EER: 4.5 Rates: \$2,533 Land Value: \$435,000 Land Size: 300m2 approx.