

12 Karamu Street, Harrison, ACT 2914

LUTON

House For Sale

Monday, 23 October 2023

12 Karamu Street, Harrison, ACT 2914

Bedrooms: 4

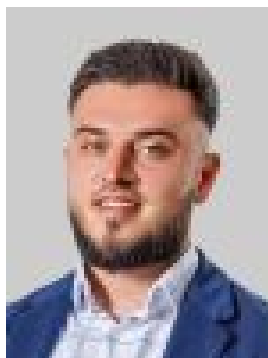
Bathrooms: 2

Parkings: 2

Type: House



Adrian Giampietro



Antonio Trajkoski
0405233828

Auction

Welcome to 12 Karamu Street Harrison. Designed as a display home for Gracious living; crafted for comfortable, quality family living, with three living areas and a great entertaining area and backyard. Conveniently located across from multiple private and public schools, ovals and parkland plus within walking distance to light rail and the Franklin shopping precinct. A formal entry through a wide front door provides access to a segregated bedroom or home office and continues to a spacious formal lounge laid with hardwood timber floor and beautiful inbuilt gas fire place. Further through is the spacious living area, with plenty of sunlight flowing through skylights into the dining and kitchen. This opens effortlessly out to a custom deck and pergola, with a built in barbeque area, mature plants and side gate access. The kitchen showcases an island bench, gas cooking, along with stone benchtops and plenty of cupboard space. Occupying the rest of the home is the third living area/rumpus/theatre plus well-proportioned bedrooms. Family sized laundry with large linen cupboard, two-way main bathroom with double vanities. The master bedroom has a walk-in wardrobe and a spacious ensuite. Living here will be enjoyed by the next family for many years to come - call Adrian for more information - 0449 559 225. Features:- Three separate living areas- Freshly painted interior and exterior plus garage floor- Ex-display home- Hardwood timber floors- Quiet street opposite open space- Ultra-private yard- Skylights above the dining and kitchen- Walking distance to Harrison School, light rail & Franklin shops- Great outdoor entertaining, pergola and solid timber deck- Well-lit kitchen and meals and living area- Kitchen with full island bench- 900mm gas cooktop- Electric oven- Dishwasher- Stone bench tops- Separate toilet and powder room- Main bathroom with bathtub- Double-vanity in main bathroom - Maximum privacy in rear yard- Huge pergola- Timber deck - Ducted heating throughout- Alarm- Outdoor BBQ and storage- Land Size: 449m²- Living: 185m² (approx.)- Garage: 40m² (approx.)- Total: 225m² (approx.)- Pergola: 20m² (approx.)- Built in: 2007- Rates: \$\$2,765 per annum- Land Tax: \$4,476 per annum (if used as investment)