

# 14 De Bortoli Street, Harrison, ACT 2914

STONE

## Sold House

Saturday, 24 February 2024

14 De Bortoli Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 521 m2**

**Type: House**



Sam Dyne

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**\$1,202,000**

Settle into your ideal suburban lifestyle with this spacious, well-appointed 4-bedroom home in Northern Canberra. There is not a thing to be done upon moving in, this property has been freshly painted inside and out and had new carpet installed throughout. To top it off, the property has had extensive landscaping works completed around the entire block. Featuring spacious, North-facing living areas with real timber flooring this two-storey home enjoys a bright atmosphere with its open plan design. With an island kitchen layout utilising European appliances overlooking the family area and backyard, there is plenty of space for all families. Complete your fantastic suburban lifestyle within this residence surrounded by the outdoor and grass space outside. Fresh, touched-up gardens ensure a wonderful well-balanced family-friendly area, this which you can experience from the large alfresco towards the North of the home. The abundance of area makes this home perfect for families and groups to own a place in the beautiful and well-equipped Gungahlin district. Located near the border between Gungahlin, Franklin and Harrison, 14 De Bortoli is within walking distance of the light rail and close proximity to all the shops, restaurants, schools and other amenities you'll need to quickly establish a routine. Along with the nature reserves, parks and lakes nearby, you and your family will have the world of the lively yet peaceful region of Gungahlin to enjoy. Features Overview:- North facing- Two storey floorplan- Located a minute's drive into Gungahlin Town Centre and the Harrison-Franklin Shops, a short walk to the Canberra Light Rail line for easy access to Canberra's inner-North- NBN connected with Fibre to the Premises (FTTP)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 207.31 sqm (Lower house: 136.66 sqm + Upper house: 70.65 sqm)- Alfresco: 15 sqm- Front Porch: 14.29 sqm - Back Porch: 5.67 sqm- Garage: 47.35 sqm- Total residence: 289.62 sqm- Block: 521 sqm Prices:- Rates: \$962.09 per quarter- Land Tax (Investors only): \$1,713.05 per quarter- Conservative rental estimate (unfurnished): \$820-\$850 per week Inside:- Two separate, North-facing living areas for natural light throughout the day- Island kitchen layout with ample storage space- Shared living-dining area- Downstairs washroom- Ensuite and walk-in robe to bedroom 1- Real timber flooring throughout living areas Outside:- 15 sqm North-facing pergola from family area- Wide alfresco from dining-living area- Porch from laundry and garage space- Touched-up gardens at front and back of residence Construction Information:- Flooring: Concrete slab on ground & Timber floor system to upper level- Roof Framing: Pre-fabricated radiata trusses- Roof Cladding: Metal sheet roofing- Fascia: Metal fascia- Gutters: Metal gutter quad down pipe- Fences: Timber paling- Window Frames: Aluminium- Window Glazing: Single glazed- Wall Insulation: R2.0 Fibreglass batts- Roof Insulation: R4.0 Fibreglass batts 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. If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@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 disclaims 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.