

**17 Katoomba Street, Harrison, ACT 2914**



**House For Rent**

Tuesday, 26 March 2024

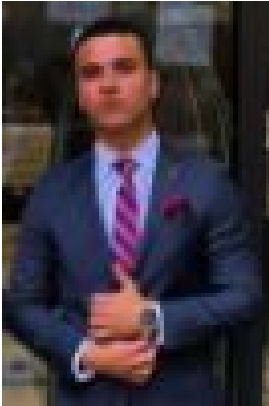
17 Katoomba Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Pramod Khadka  
0452454259

**\$750**

One Agency Gungahlin takes immense pride in presenting this charming residence nestled at the end of a highly coveted street in Harrison, one of Canberra's most sought-after suburbs. Boasting a prime location close to all essential amenities, this contemporary home epitomizes modern living at its finest. Upon entry, you're greeted by a thoughtfully designed layout featuring two versatile living spaces seamlessly connected to the backyard and front courtyard, offering the ideal setting for indoor-outdoor entertaining with loved ones. Upstairs, four generously proportioned bedrooms ensure privacy and comfort for all residents, with the master bedroom boasting a walk-in wardrobe, ensuite, and a private balcony overlooking the serene surroundings. Conveniently located just minutes away from Harrison Schools, public transportation, Gungahlin Marketplace, Gungahlin College, and the scenic Lakes Golf Course, with easy access to Belconnen and the city center within a 10-15 minute drive, this property offers unparalleled convenience and lifestyle opportunities. Key Property Features: 1. 4 spacious bedrooms 2. Modern kitchen with stone bench tops and stainless steel appliances 3. Master bedroom with ensuite, walk-in wardrobe, and balcony 4. Generously sized secondary bedrooms with built-in robes 5. Automatic double garage 6. Ducted gas heating and evaporative cooling systems 7. Low-maintenance landscaping in both the front and backyard 8. Walking distance to Tram, woolies and local shops, few minutes drive to the shopping center 9. NO CURRENT EER 10. Across the road from Harrison playgrounds and schools 11. Great views of the pond, park, sunset from the porch and the balcony. AVAILABLE: 26/03/2024. Applicants must seek permission from the property owner to have pets in the home. Note: A 12-month lease standard lease term - anything longer or shorter will be advertised or considered upon application. Bond 4 weeks of rent and 2 weeks of rent in advance required. For further details or to arrange a viewing of this exceptional property, please contact One Agency Gungahlin at 0452 454 259 or 02 6182 8526. Please note that the images provided are for illustrative purposes only and may not depict the exact representation of the property. Interested parties are advised to register their interest with One Agency Gungahlin. While every effort has been made to ensure accuracy, no responsibility is accepted for any inaccuracies, and individuals are encouraged to seek legal advice and conduct their own due diligence.