

# 19 Kalianna Street, Harrison, ACT 2914

## House For Sale

Thursday, 14 March 2024



19 Kalianna Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 451 m2

Type: House



Trenton Morrissey

## Auction Saturday 06/04/2024, 10am On Site

Auction - On Site - 10am, Saturday 6 April  
Registration of Bidders - On Site - 9.30am, Saturday 6 April

A remarkable lifestyle awaits you in this expansive residence, completed with impressive inclusions and located in a whisper quiet street and sought-after suburb. Constructed with an extraordinary attention to detail by Benchmark Projects and customised utilising the finest level of inclusions and materials, the home consists of extensive living options, high ceilings and a 58m<sup>2</sup> triple garage! Practical in design, the 172m<sup>2</sup> of living area home offers spacious separate living areas to relax with family and friends or entertain in style on special occasions. Awash with natural light by way of abundant north-east facing windows, the home achieves a sense of privacy and an effortless integration with its surroundings. The centrally located kitchen showcases an abundance of stone bench space including an impressive island and breakfast bar, ample storage, quality appliances and large pantry. The master bedroom is generous in proportions with an outlook to the front landscaped yard and features an ensuite and substantial walk-in robe, with the remaining three segregated bedrooms all generous in size with built in robes. A large laundry with built in linen and additional walk-in linen cupboard provide storage options. Outdoors, an entertaining area covered by a pergola enjoys an outlook to the backyard, with landscape balanced by turf, established hedges and pathways. You will appreciate the high ceilings to the front of the home, freshly painted interior and exterior, brand new carpet throughout, brand new roller blinds and ducted reverse cycle heating and cooling system. Conveniently located close to quality schooling, an array of shops, major roadways and public transport, this quality home is worthy of your inspection. Property features include:

- Freshly painted inside and out
- Brand new carpets
- Brand new roller blinds
- Contemporary design with ample segregated family living space
- Impressive kitchen with stone benchtops, large island breakfast bar and quality appliances including gas cooktop, oven, rangehood and dishwasher
- Substantial light filled family area with direct access to the covered outdoor entertaining area
- Segregated large living room with high ceilings
- Enormous master suite with large walk-in robe, high ceilings, new carpet and blinds
- Spacious ensuite with floor to ceiling wall tiling and new shower screen
- Three additional large bedrooms with built-in robes, new carpet and blinds
- Generous main bathroom with floor to ceiling wall tiling, large shower and bath
- Separate WC
- Substantial laundry with built in linen and direct access to backyard
- Additional walk-in linen
- Panasonic ducted reverse cycle heating and cooling (one year old)
- Covered entertaining area and low maintenance yard
- Triple garage with internal access and remotes
- Garden shed
- FTTP NBN

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups.

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