

19 Osprey Street, Harrison, ACT 2914

STONE

Sold House

Friday, 27 October 2023

19 Osprey Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 828 m2

Type: House



Jess Doolan
0477775773



Alex Ford
0487382549

Contact agent

SOLD PRIOR TO AUCTIONAn effortless combination of style and functionality delivers a great family lifestyle in this modern residence. Positioned on a large 828 sqm level block and designed to provide a relaxed haven for the entertainer with plentiful space for larger families, it features a flowing contemporary layout with excellent natural light, privacy, and a focus on in/outdoor entertaining. Parcelled in a tightly-held pocket of Harrison, this home boasts ultra-convenience being just a moment's walk to the Light Rail Station, Harrison School, and a range of local amenities.

Features Overview:-
Single-level floorplan, free-standing separate title home- Tightly held pocket of Harrison, minutes stroll to shops, playgrounds, transport and schools- Within Gungahlin College, Dickson College and the new East Gungahlin High School catchment areas- NBN connected with FTTP - Age: 17 years (built in 2006)- EER (Energy Efficiency Rating): 4.5 Stars
Sizes (Approx)- Internal Living: 193.10 sqm- Alfresco: 56 sqm- Garage: 40.40 sqm- Total residence: 289.50 sqm- Block: 828 sqm
Prices- Rates: \$946.94 per quarter- Conservative rental estimate (unfurnished): \$700-\$775 per week
Inside:- Great family floorplan with choice of separate living areas- Large open plan kitchen area, flowing to meals and family space- Quality appliances including pyrolytic oven- Dining area seamlessly flows to huge outdoor entertaining space- Master suite with walk-in robe and ensuite- All bedrooms enjoy built-in wardrobes- Main bathroom with separate bath and shower- Large laundry room with plenty of storage and outdoor access- Reverse cycle ducted gas heating and refrigerated cooling- Ducted vacuum system- Double garage with automated door and internal access
Outside:- Large 56sqm alfresco perfect for entertaining family and friends- Floor-to-ceiling alfresco shade screen, perfect for all seasons- Large front and backyards for the kids and pets to play- Easy care and low maintenance gardens- Additional garden shed, perfect for storage- Rear lane access, perfect for caravans, boats, trailers- Veggie gardens- Irrigation to front yard
Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0
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 are all close by.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jessdoolan@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.