

2 Casilda Street, Harrison, ACT 2914

VERV

House For Sale

Thursday, 6 June 2024

2 Casilda Street, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 154 m2

Type: House



Jason Roses
0431419847



Brianna Kaleb
0488480474

\$1,030,000 +

Designed with the growing family in mind, this residence showcases a meticulously designed home to maximise space and absorb the natural warmth by drawing the North-East sun throughout its open plan. Number 2 is by far one of the most exquisite, architecturally designed and well thought out family homes on Casilda Street, it truly stands out. Upon entry you are welcomed with an open plan living, dining and kitchen area, admiring the sense of space to this home. Segregated from the rest of the home, the generously sized master bedroom offers a spacious his and hers WIR, accompanied by an ensuite with soft lighting and floor to ceiling tiles. Also located at the front of the home is a flexible office space with a built in cupboard space which can easily be transformed into a nursery next to mum and dad for those expecting families. The heart of the home offers plenty of bench space with 20mm stone bench tops, quality stainless steel appliances, a gas stove top and waterfall edges. A large undercover outdoor deck entertaining area flows directly off the family room, with stacking doors creating an indoor/outdoor living feel. This area is an entertainer's dream, ideal for barbeques and summer evenings with family and friends, overlooking the low maintenance enclosed backyard with ample room for children or the family pet to play within. Features include:

- Stunning architectural home
- North/East aspect
- Open plan living
- Three bedrooms all with built in robes
- Two bathrooms with floor to ceiling tiles (main & ensuite)
- Main bathroom with a bath tub
- Powder room for guests
- Office space
- Double garage with internal access and automatic door
- Segregated master bedroom with walk in robe and ensuite
- Designer kitchen with 20mm stone benchtop, tiled splashback, double sink and waterfall edges
- Gas zoned heating
- Solar hot water system and rain tank
- Skylight windows throughout
- NBN connected
- Large outdoor covered deck
- 10 minute drive to the City
- 5 minute walk to Well Station Tram stop
- 3 minute drive to new East Gungahlin School
- 10 minute drive to Gungahlin town centre
- 5 minute drive to Harrison School
- 15 minute drive to the airport and Costco

EER: 6.0 stars
Living: 154m² approx.
Porch: 3.05m² approx.
Deck: 38.77m² approx.
Total: 232.59m² approx.
Block: 456m² approx.
Rates: \$2,922.57 per annum approx.
Land tax: \$4,849.64 per annum approx. (paid by investors only)
Year Built: 2013