

**20 Adventure Street, Harrison, ACT 2914**

**House For Sale**

Thursday, 30 May 2024

STONE

20 Adventure Street, Harrison, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 250 m2**

**Type: House**



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## Auction 29/06/2024 at 12:45pm

Property to be auctioned on Saturday 29th of June 2024 at 12:45PM with offers welcome prior. Welcome to this contemporary 3-bedroom house in the well-established suburb of Harrison, designed for modern living and convenience. This separate-titled residence boasts a spacious North-facing family-meals area, where natural light floods the space, creating a warm and inviting atmosphere ideal for both daily living and entertaining. The heart of the home is the renovated kitchen, featuring a modern layout that caters to all your culinary needs. With ample storage throughout and a European laundry for added convenience, this home ensures practicality without compromising on style. A separate washroom to the main bathroom adds to the functional design, providing ease and comfort for everyday living. Outside, enjoy a low-maintenance backyard with a built-in clothesline and a tanbark garden at the side of the residence. This outdoor space is perfect for relaxing or entertaining, offering a tranquil retreat with minimal upkeep. Embrace the contemporary lifestyle in this beautifully designed home, ready to provide you with comfort and ease in the heart of Harrison.

**Features Overview:-** Single level floorplan- Separate title, no strata- North-facing to the rear- Located a short drive into the Harrison-Franklin shops and Gungahlin Town Centre for shops, restaurants, transport options, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 12 years (built in 2012)- Unimproved Value: \$385,000 (2023)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 99.92 sqm- Porch: 3.70 sqm- Garage: 22.06 sqm- Total residence: 125.68 sqm- Block: 250 sqm Prices:- Rates: \$679.96 per quarter, approx.- Land Tax (Investors only): \$1,094.25 per quarter, approx.- Conservative rental estimate (unfurnished): \$600-\$630 per week

**Inside:-** New stone benchtops- New paint throughout- New LED downlights throughout- New hybrid flooring throughout- New stainless steel gas cooktop, oven and rangehood- New dishwasher- Spacious North-facing family-meals area- European laundry- Separate washroom to bathroom- New vanity in bathroom- Ample storage throughout- Ducted gas heating- Split system in living area and master bedroom

**Outside:-** Brand new 6.5kW solar system- New electric hot water system- Built-in clothesline- Low-maintenance grass space in the backyard- Tanbark garden at side of residence with side access- Rain water tank- Within walking distance of Kenny High School, bus stops and light rail station

**Construction Information:-** Flooring: Concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Ceiling Insulation: Thermal insulation value approximately R-4.0 with reflective foil

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like an inspection 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.