

**21 Turtle Rock Street, Harrison, ACT 2914**



**House For Sale**

Sunday, 10 March 2024

21 Turtle Rock Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 246 m2**

**Type: House**



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**\$1,150,000**

Perfectly located in a lovely street and close to walking trails that take you to the local primary schools, this home is also just a few minutes walk to the tram station and the newly built Kenny High School. Set in nice leafy gardens, this 4 bedroom residence has 3 living areas making it an ideal home for a buyer needing plenty of space. With new paint on both the interior and exterior along with new carpets, this home looks practically brand new! Offering both formal and informal living spaces, the home enjoys soft palettes of neutral creams and white along with grey plush carpet in the bedrooms and tiled floors in the informal areas. There are 3 distinct separate areas making this home very functional. A huge formal lounge is separated from the informal living areas and opens out onto the garden area. With a North East orientation, the large rumpus/theatre room as well as a large tiled family room/meals area gets plenty of natural light flowing into the house. The area opens out to a lovely alfresco/pergola area that's perfect for entertaining. Enjoy a weekend family BBQ and the well maintained picturesque gardens with a lawn area for kids and dogs. The open plan kitchen has a large breakfast bar with space/plumbing for a dishwasher. Appliances include stainless steel Westinghouse gas hotplates, built-in oven and rangehood. There's plenty of cupboard space as well as a microwave shelf. There are four bedrooms in total each with built-in wardrobes and they all very generously sized. The master bedroom in particular is a great size and has a walk-in wardrobe and an ensuite with large shower space. For comfort all year round, there's a Braemar gas ducted heating system and a separate evaporative ducted cooling system. Car accommodation wise there is a large oversized garage (41.40m<sup>2</sup>) with internal access, plus plenty of street parking. This home has a lot to offer and is ready for you to make your own. Key information: 540m<sup>2</sup> - Block size 5 Stars - EER 205.47m<sup>2</sup> - Living space 41.40m<sup>2</sup> - Garage 246.87m<sup>2</sup> - Total 777m<sup>2</sup> Features: 4 large bedrooms Built-in wardrobes Walk in robe in master bedroom Ensuite with large shower 3 living areas Huge lounge room with access to rear garden Family/meals area Rumpus/Theatre room with sliding doors Open plan kitchen Island bench Stainless steel Westinghouse gas hotplates Stainless steel rangehood Stainless steel Westinghouse built-in oven Nook for dishwasher to be installed Microwave shelf Braemar heating Evaporative ducted cooling Formal entrance Double garage with remote door and internal access NBN Alfresco pergola area Lovely gardens with lawn Jasmine perfumed bushes along fence Easy walk to tram stop Very close to new Kenny High School Walking distance to Harrison Primary schools Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided. Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.