

# 26 Pildappa Street, Harrison, ACT 2914

## House For Sale

Monday, 6 November 2023



26 Pildappa Street, Harrison, ACT 2914

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 481 m2**

**Type: House**



Jun Xu

## By negotiation

Step into this beautifully positioned home at 26 Pildappa Street, an exquisite residence set in the heart of the vibrant Harrison. Boasting a coveted location with immediate access to Reid Grasslands and the serene Lake of Shining Waters, this property offers not just a home but a lifestyle. Within a 10-minute walk to the light rail station, surrounded by restaurants, supermarkets, and schools, and just a short drive to Gungahlin Place, Dickson Centre and Canberra Civic, convenience is at your doorstep. As you enter, the house unveils a spacious and sunlit lounge that doubles as a versatile entertainment or function room. The open-plan kitchen seamlessly connects to a generous dining area and family room, leading to an outdoor entertainment space with a covered patio and low-maintenance artificial turf. Beyond the family room lies the private sanctuary of 5 bedrooms, including a master bedroom with a walk-in robe and ensuite, while every other room features built-in wardrobes. Ideal for a growing family seeking comfort and style.

Features:- Prime location in Harrison, adjacent to Reid Grasslands and Lake of Shining Waters.- North-facing aspect.- Welcoming and well-lit lounge room.- Open-plan kitchen with a spacious living and dining area.- Bosch dishwasher.- Ducted reverse cycle heating and cooling.- Covered patio and artificial turf in the backyard.- Master bedroom with walk-in robe and ensuite.- 4 additional bedrooms with built-in wardrobes.- Easy access to public transport that leads to Gungahlin Place, Dickson Centre and Canberra Civic.

Particulars (all approx.): Land Size: 481 m<sup>2</sup> Home Size: 238 m<sup>2</sup>, including 195 m<sup>2</sup> living + 43 m<sup>2</sup> garage Rates: \$747.6/quarter EER: 5.5 Lease Potential: \$780 - \$800/week, subject to the market condition

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