

**28 Mapleton Avenue, Harrison, ACT 2914**

ENVOGUE

**House For Sale**

Thursday, 11 April 2024

28 Mapleton Avenue, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Kerin

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## BY NEGOTIATION

New to the sales market is this very well presented two storey 4 bedroom 2 bathroom family home located in sought after Harrison. If it is size and space you require then look no further with a floorplan in place that has been designed to anticipate your every need. Upon entry you will find the spacious living area which you will be comfortable in all year round. Bedroom 4 or guest room with built in robes is located opposite the living area and also a powder room as well. Ducted reverse cycle heating and cooling throughout. Flowing through to the superbly appointed galley style kitchen with tiled flooring and gas cooking. Great cupboard space on offer and an allocated pantry. Dishwasher and stainless steel appliances plus breakfast bar. A wonderful space to cook and create. You will love the oversized dining area opposite the kitchen with the afternoon sun shining in and direct access available to the backyard area. The laundry is a great size and has a linen cupboard and separate external access. Located upstairs is the large master bedroom with built in robes and ensuite. A bonus covered private balcony area to enjoy. Bedrooms 2 and 3 are a great size with built in robes as well. The main bathroom has a separate shower and bath plus a separate toilet. A multi purpose area is an extra bonus available upstairs and can be used as a home office or space for the kids to play and enjoy. The showpiece to this wonderful property is the well established backyard area that is an ideal place to entertain family and friends. Side gate access and a double garage with remote completes this fine family home. The location speaks for itself with several schools in the area to choose from and public transport plus Light Rail nearby. 5 minutes to Gungahlin Town Centre and direct access to Horse Park Drive. Offering an exceptional lifestyle with generous spaces the wait is finally over to secure your dream home. Do not miss this one! Other features to note : - Updated carpet 2020- Built 2007- Separate title home- Internal area = 181.84m<sup>2</sup>- Garage = 41.27m<sup>2</sup>- Block size = 299m<sup>2</sup>- EER = 6.0- Rates = \$2520.00 per year approx- Land tax = \$3,889.68 per year approx (Investors Only)- Rent - \$740.00 per week with a current lease in place until SEPT 2024 THE PRICE GUIDE FOR THIS PROPERTY IS \$900,000 +Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.