

28 Nimbera Street, Harrison, ACT 2914

MARQ

Sold House

Thursday, 12 October 2023

28 Nimbera Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 574 m2

Type: House



Justin Taylor
0414701465



Rachel Anasson
0499333217

\$1,225,000

Designed across a single spacious level, this freshly updated 4 bed + rumpus home provides a life of superb privacy, tranquillity and convenience. Its flexible layout has a choice of relaxing living areas and plenty of possibilities for varying lifestyle needs. Encompassing 253sqm of total living and set in a peaceful position in the popular Wells Station Estate, this easy care property represents a clever buying opportunity. Sited on a 574sqm block. Buyers Price Guide: \$1,100,000+- Impressive family home in popular 'Wells Station Estate'- Multiple living spaces, all in superb condition- 253.25sqm under roof line (192.40sqm internal, 231.11sqm incl. garage)- Freshly painted inside and out, great condition- New carpet through out- Sleek granite kitchen, quality appliances, big walk in pantry- Sunny family/meals area- Superb formal lounge area with combined dining- Additional rumpus area- Ducted gas heating and ducted evaporative cooling- N.B.N connected- Expansive master suite, walk in robe, quality bathroom- Remaining bedrooms all of good size all with built in robes- Large enclosed Alfresco with tri-fold doors- Easy care 574sqm block- Double automatic garage with internal access- Close proximity to parks, local schools and shops- Prime opportunity to purchase in family friendly estate

Recent Comparable Sales:- 23 Helby Street Harrison \$1,077,000- 15 Eurobin Street Harrison \$1,080,000- 75 Cultivation Street Harrison \$1,100,200- 17 Phantom Street Harrison \$1,124,000- 20 Careel Street Harrison \$1,127,500- 8 Howmans Street Harrison \$1,165,000- 4 Coomera Street Harrison \$1,175,000- 29 Casilda Street Harrison \$1,180,000- 5 Dimby Street Harrison \$1,200,000- 8 Anchorage Street Harrison \$1,211,000- 3 Trepina Street Harrison \$1,220,000- 3 Flagstone Street Harrison \$1,226,000

Brief Summary:- - Year of construction: 2006- Internal living area: 192.40sqm - Garage area: 38.71sqm - Garage storage: 3.91sqm- Porch: 2.03sqm- Alfresco: 16.50sqm- Total area: 253.55sqm - Block Size: 574sqm - EER: 3.5- Rental Potential: \$780 - \$820 per week

Seize the opportunity to call this modern gem your own. In the desirable Wells Station Estate of Harrison, you'll be part of a thriving community, close to schools, shops, and parks. Your new life awaits in this fantastic home.