

3 Cudgewa Lane, Harrison, ACT 2914

House For Sale

Wednesday, 3 April 2024

STONE

3 Cudgewa Lane, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 362 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

Auction 04/05/2024 at 12:00pm

Property to be auctioned on-site on the 04/05/2024 at 12:00pm with offers welcome prior. This bright and fresh contemporary two-storey family home in the sought-after Wells Station precinct of Harrison boasts a solar passive design for year-round comfort. Walking distance to the Light Rail, Franklin Shops, Harrison schools and Wells Station walking tracks. Your future home boasts 4 bedrooms, including the ground floor master suite comprising an ensuite with dual vanity, walk-in robe and sliding door to the courtyard. Upstairs are 3 sizeable bedrooms, a main bathroom and cozy large living room with sunny veranda overlooking the gardens. The ground floor features high ceilings throughout and large windows. Quality finishes include stone benchtops, gas cooking, and stainless steel appliances in the kitchen; with the kitchen overlooking the plunge pool and rear gardens. The expansive living area including a dining and family room, faces north capturing the sun, with sliding doors to a private courtyard, excellent for entertaining. The rear gardens feature a saltwater plunge pool, with wooden deck bordered by lovely gardens, offering an outdoor haven for relaxation. There is plenty of grassed areas for furry family members too. A large double garage provides ample parking accessible from the rear laneway, and room for off street parking at the rear gate. Secure gates are located at the front and rear of the property. This property is serviced by solar power, split system air conditioning, ducted gas heating, ceiling fans, NBN broadband and an inground automatic water sprinkler system. With its innovative design, quality construction, and convenient location near schools and natural amenities, this home offers a perfect blend of comfort and lifestyle. Features Overview:- Double level floorplan- Solar panel system with 16 panels- NBN connected with FTTP- Age: 17 years (built in 2007)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 187.28 sqm- Lower level: 103.78 sqm- Upper level: 83.50 sqm- Balcony: 5.23 sqm- Garage 49.95 sqm- Courtyard: 34.48 sqm- Total residence: 276.94 sqm- Block size: 362 sqm Prices- Rates: \$798.55 per quarter- Land Tax (Investors only): \$1,363.05 per quarter- Conservative rental estimate (unfurnished): \$810 - \$830 per week Inside:- Master bedroom with walk-in robe and ensuite- Sizable bedrooms all with built-in robes- Generously sized kitchen with plenty of countertops and cabinet space- Open plan living and dining with sliding doors leading to the courtyard- Main bathroom equipped with a full-size bathtub- Laundry room with powder room and external access- Upstairs family room with sliding doors opening onto the balcony- The North-facing living areas flow onto a private courtyard- Two separate, private outdoor relaxation and entertaining spaces- 2.75 metre high ceiling on the ground floor- Honeycomb blinds in living area for temperature control- Storage space under stairs- Split System air conditioning upstairs- Ceiling fans in upstairs bedrooms- Dual day and night blinds in bedrooms- Ducted gas heating throughout- NBN Connection- Private upstairs balcony with a green outlook Outside:- Expansive backyard perfect for outdoor gatherings- Enclosed saltwater plunge pool with wooden deck area- Double car garage- Extra parking at rear of house for up to two cars- Attractive low maintenance garden- Inground automatic water sprinkler system- Water tank- Quiet street opposite large native open space- Walk to light rail, Harrison schools and Franklin shops Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horse Park Drive and the Federal Highway - the GDE/Parkway and to the City from Northbourne Avenue. Local shops, cafes and restaurants including Woolworths, Thai Herb, Dove Cafe, Coffee Guru and the Meadows Ice Creamery are within 1 km. Harrison School along with Harrison Playing fields, Mother Teresa Catholic Primary, Harrison Early Childhood Centre and an array of local services all close by. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing material is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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.