

30 Turtle Rock Street, Harrison, ACT 2914



House For Sale

Saturday, 13 April 2024

30 Turtle Rock Street, Harrison, ACT 2914

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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Auction

On offer is this contemporary five or four bedroom ensuite home built by Blackett Homes to exacting standards, as the third living area is easily converted to the 5th bedroom. The three separate living spaces provide plenty of room for both formal and informal entertaining, together with a huge well-equipped kitchen, complete with easy access to the back yard and outdoor entertainment areas. The king-sized master bedroom suite, segregated from the other bedrooms, enjoys a huge walk-in robe and spacious ensuite. The remaining three bedrooms are all generously sized with built-in wardrobes. The third living area (or future 5th bedroom option) is a huge 4m x 3.6m room ideal for visitors staying or as a children's playroom or media room. Summers will be cool and winters warm in this stylish home as it is fitted with ducted gas heating and evaporative cooling. In terms of location, you couldn't pick a better spot. With playing fields and open parkland only a short walk away, schools and local shopping nearby, and Dickson and the City are just a short drive away. Nestled in a leafy area with no direct neighbours across the road, overlooking a reserve, be sure to consider this as your new home. Your new home will provide a tranquil retreat for the lucky new owners. Features Include:- Single storey four bedroom ensuite home with third living area- Third living area of 4m x 3.6m with regular bedroom door- Option of third living area as a king sized 5th bedroom- Executive residence built in 2008 by Blackett Homes- Freshly painted in neutral tones- New Godfrey Hirst carpets- Separate formal lounge room- Separate family room and meals area- Stainless steel appliances with electric oven and gas cook top- Large kitchen benchtops with double door pantry - New Bosch dishwasher- Breakfast bar easily accommodating 5 chairs- King-sized master bedroom suite segregated from other bedrooms- Master ensuite and huge walk-in robe- Three remaining bedrooms each with built-in robes- Main bathroom with separate bath and shower- Ducted gas heating and evaporative cooling- Large laundry with ample storage- Quality tiling in kitchen and family areas- New carpet throughout lounge room and bedrooms- Low maintenance gardens- Rainwater tank- Double garage with auto-opening door- Additional drive-through garage door to back yard- Private outdoor covered entertainment area- Walk to bus, parks, shops, schools and light rail- Easy access to arterial roads- NBN connected - fibre to the premises (FTTP)- Light rail only 4 streets away Living Area: 200m² Garage: 43m² Pergola: 16m² Total Residence: 259m² EER: 4 Land Size: 540m² Land Value: \$608,000 Land Rates: \$3240 pa Rent Appraisal: \$760-\$830 pw Land Tax (only payable if rented): \$5,544 pa Note: All figures and measurements are approximate.