

# 33 Harricks Crescent, Monash, ACT 2904

## House For Sale

Wednesday, 7 February 2024

33 Harricks Crescent, Monash, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 751 m2**

**Type: House**



Mark McCann

## Auction Sat 2nd Mar at 9:45am

An excellent opportunity for a family or investor seeking a neat, tidy, quality home inside and out, in a convenient location. Very private with landscaped gardens, plenty of car accommodation, plus quick access to schools, shops, and public transport links. The three-bedroom home resides in a quiet street within the popular, established suburb of Monash. Inside, the home is full of natural light with a neutral colour scheme and excellent flow between the bedrooms and living spaces. The L-shaped living and dining area features carpet flooring and access outside to the entertaining space via the dining room. The kitchen is a great design, with good storage, workspaces and quality appliances including an electric oven, gas cooktop and a Bosch dishwasher. A separate laundry next to the kitchen offers further storage opportunities and has its own external door leading out to the rear of the home. Each of the three bedrooms include built in robes, with easy access to the family bathroom. Wind-out windows feature in the home, ideal for keeping the interiors fresh throughout all seasons. Plus, ducted gas heating throughout the home and a reverse cycle unit in the family room are sure to keep your family comfortable year-round. The home sits on a spacious block, offering plenty of potential for further improvements in the future, should you wish to extend, update, or renovate. The backyard is an outdoor lover's oasis, with a fabulous covered entertaining area, manicured lawn space, lots of established greenery and raised veggie beds to grow your own produce. There is a chicken coop/dog run for the pets, and plenty of room in the garage for a workshop, home gym or hobby space. At the rear of the yard there is a separate area for potential second entertainment area and fire pit which could be nicely placed under the shade of mature greenery. This space could even provide an opportunity for a customised children's playground. From the front, the home offers tidy street appeal with plenty of privacy, shade, and additional off-street parking. The driveway leads through the carport with gated access into the yard where you will find a double garage and additional parking for cars or trailers. There is a bus stop located within walking distance and easy access to the local school and Erindale Shopping Precinct. Tuggeranong Town Centre, Lake Tuggeranong, Pine Island and the Murrumbidgee River are just a few minutes drive away. • Quality, neat and tidy home in established suburb • Three bedrooms, all with built in robes • Ducted gas heating, R/C unit in family room • Plenty of natural light, neutral colour scheme • Fabulous entertaining deck with pergola • Landscaped yard with veggie beds, chook pen • 3 under cover car spaces plus plenty of off-street parking • Carport plus double garage behind fence line • Close to schools, shops, public transport • Private living

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.