

36 Carpentaria Street, Harrison, ACT 2914

STONE

House For Sale

Thursday, 15 February 2024

36 Carpentaria Street, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 389 m2

Type: House



Jess Smith
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\$880,000 - \$910,000

Discover this impeccably presented 3-bedroom plus ensuite home, offering a lifestyle of ease and sophistication in a prime location. The residence exudes quality finishes and modern charm. The stylish kitchen is perfect for culinary enthusiasts. Bedrooms are generously sized, with the main bedroom featuring a spacious walk-in robe and ensuite. The property showcases a sprawling wrap-around timber deck and large pergola, ideal for entertaining guests year-round. With the added convenience of a double garage including internal access, coupled with close proximity to amenities such as Harrison School and Gungahlin Shopping precinct, this home epitomizes contemporary living at its finest. Features Overview:- Single-level floorplan- NBN connected with FTTP- Age: 17 years (built in 2007)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 147.46 sqm - Pergola: 17.1 sqm- Porch : 3 sqm- Garage: 37.09 sqm- Total residence: 204.65 sqm- Block: 389 sqm Prices- Rates: \$798.5 per quarter- Land Tax (Investors only): \$1363 per quarter- Conservative rental estimate (unfurnished): \$640 - \$660 per week Inside:- Large master suite with walk-in robe and ensuite- Spacious bedrooms with built-in Robes- Main Bathroom with full-sized bathtub and separate toilet- Front formal lounge through to dining with ample light- Open-plan family room with sliding door access to back yard- Large kitchen with high-quality appliances and generous storage- Spacious laundry room with external access- Double car garage with internal access- New carpet throughout- Ducted heating- Ducted evaporative cooling- Honeycomb blinds in lounge and two bedrooms- Security screening on all main windows and sliding doors Outside:- Large deck and pergola for out-door entertaining - Well placed established gardens including raised garden beds, perfect for a veggie patch and/or flower gardens- Water tanks Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0 Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horsepark 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 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.