

# 36 Mapleton Avenue, Harrison, ACT 2914

## Sold House

Sunday, 15 October 2023

36 Mapleton Avenue, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$875,000**

A home that caters to any lifestyle, find peace and comfort living in this spacious 4-bedroom residence amongst this leafy streetscape. Designed with a wealth of living options, generously sized bedrooms, a double car garage and outdoor entertaining areas, this home invites every aspect of family living into one, all within this convenient and desirable location. Internally, the highly functional floorplan has been expertly designed to reflect the homes versatility to attend to your growing family's needs over time. To the front of the home, two living areas separate one another to create a formal living and dining room or a multi-purpose space that aligns with your lifestyle. The expansive open plan layout allows for a combination of spaces to establish a separate family and dining area for day-to-day living, family meals and hosting guests in style. Extend your living out on the low maintenance covered alfresco area that dedicates itself to any occasion for relaxing outdoors or entertaining friends and family. The backyard is also quite spacious with plenty of open grass space with enough room for a trampoline, swing set and space for the kids and pets to run around and play. Connecting beautifully with the dining and family room, the kitchen delivers a practical and free flowing layout with plenty of space for meal preparation to cook all those homemade meals to perfection. The island benchtop is well placed with added bench space, for meals on the go and combines nicely with the rest of the kitchen with stainless steel appliances, ample pantry and cupboard space and peers into the backyard to keep an eye on the kids when preparing evening meals. With peace and privacy in mind, all bedrooms are quietly positioned upstairs away from the living and social areas of the home. The main bedroom offers a spacious suite for any couple to enjoy with a walk-in robe, ensuite and features your own personal balcony high up amongst the leafy tree lines to admire the peaceful views and relax quietly outside in privacy. Each bedroom is well-sized for any growing family to enjoy with built-in robes and easy access to the main bathroom with a bathtub and a window for natural light. In this premium location, there is something around the corner for every member of the family to enjoy. Local schools, playing fields, playgrounds are all located nearby. The Gungahlin Town Centre is just moments away with a plethora of restaurants, cafes, shops, and amenities to keep you busy. Whilst the light rail is just down the road to take you into the vibrant Dickson, Braddon, and City precincts.

**Summary of features:**  
Charming 4-bedroom separate title family home  
Freshly painted in some areas & updated LED lighting  
Double storey residence in a leafy streetscape  
Versatile floorplan with multiple living zones  
Formal living, dining, or multi-purpose room to cater to your lifestyle  
Expansive open plan family & meals room for day-to-day living  
Large double car garage & rear access to the backyard  
Covered entertainer's alfresco connecting off the family room  
Spacious backyard & outdoor space ideal for kids & pets to play  
Front portico & courtyard for additional outdoor space & to create your own garden oasis  
Ducted reverse cycle heating & cooling  
NBN connection  
Window treatments  
Practical kitchen layout with plenty of bench space for meal preparation  
Island benchtop for additional space with 20mm stone benchtops  
Stainless steel gas cooktop, oven & dishwasher  
Ample pantry & cupboard space  
Kitchen window for added light & to keep an eye on the kids when cooking  
Main bedroom suite with a walk-in robe, ensuite & private balcony  
Bedrooms 2,3 & 4 with built-in robes & well-sized for any family  
Main bathroom with a bath tub & a window for natural light  
Separate laundry room with additional storage space, clothes dryer & outdoor access  
Downstairs powder room ideal for hosting guests  
Linen cupboard  
Under stair storage space  
1,500 litre water tank  
Vacant & ready to enjoy now  
Located close to: Harrison Public School, Pre-school & Early Childcare Centre  
Mullion Park & playground  
Harrison district playing fields  
Gungahlin Town Centre  
Franklin shops  
Mapleton Avenue  
Light Rail stop

**Key figures:** Living area: 161m<sup>2</sup> Garage: 38m<sup>2</sup> Block: 313m<sup>2</sup> Rates: \$2,693 p.a. (approx.) Land tax (investor's only): \$4,316 p.a. (approx.) Year built: 2007 EER: 4 stars