

# 4 Eldorado Street, Harrison, ACT 2914

STONE

## House For Sale

Thursday, 14 March 2024

4 Eldorado Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 445 m<sup>2</sup>

Type: House



Jess Smith  
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Shaye Davies  
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**\$1,050,000+**

Property to be auctioned on-site on the 6/04/2024 at 3:45pm with offers welcome prior. Buyers guide: \$1,050,000+. Discover the epitome of luxury living in this exquisite 4-bedroom ensuite home nestled in Harrison. From the elegant lounge/dining area to the upscale kitchen featuring granite bench tops and stainless steel appliances, no detail has been spared. The open-plan family room seamlessly extends to the covered alfresco dining area, perfect for entertaining. Each bedroom offers ample space and built-in robes, with the master boasting its own walk-in robe. Quality timber flooring and plush carpets throughout ensure comfort and style. With a ducted split system for year-round comfort, this home is an exceptional find. 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: 175.47 sqm - Alfresco: 15.13 sqm- Porch: 2.5 sqm- Garage: 36.81 sqm- Total residence: 229.91 sqm- Block: 445 sqm Prices- Rates: \$810.32 per quarter- Land Tax (Investors only): \$1388.25 per quarter- Conservative rental estimate (unfurnished): \$775 - \$800 per week Inside:- Master bedroom with walk-in robe and ensuite - Spacious bedrooms all with built-in robes- Bathroom with full-sized tub- Separate toilet- Front lounge and dining with ample light- Open plan family room with sliding doors through to back yard - Kitchen with ample bench and storage space - Breakfast bar - Laundry room with door to back yard Outside:- Double car garage with internal access- Easy to maintain gardens- Alfresco perfect for outdoor entertainment 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-1.5- 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](mailto: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.