

**41 Katoomba Street, Harrison, ACT 2914**

**MARQ**

**Villa For Sale**

Thursday, 15 February 2024

41 Katoomba Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Villa**



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**\$880,000+**

**THE LISTING:** Waterfront living in Harrison? You better believe it. In this two-storey villa you'll find four bedrooms, two bathrooms plus a powder room, an open plan kitchen, an alfresco patio, fully fenced front and back courtyards, and a double lock-up garage. **THE LIVING:** This is easy living, with a clean, modern palette. Low hedging welcomes you into the fenced front courtyard, while out the back, a low maintenance garden gives you outdoor space without the effort. From the master bedroom upstairs, step out onto a private balcony where you get a front row seat to serene pond views. Glass sliding doors stretch across a whole wall in the living and dining area and also welcome those pond views in. You'll be comfortable year-round thanks to brand new ducted reverse cycle heating and cooling system. And there's no body corporate to worry about-the villa is separately titled.**THE LIFESTYLE:** How's the serenity? Harrison is abundant with leafy streets, wide open green space and picturesque waterways. Got kids in tow? You're spoiled for choice when it comes to nearby schools and playing fields. From here, a short 10 minute walk takes you to the nearby light rail station, where you can pop up to Gungahlin Town Centre, or breeze into Civic.**FEATURES:** - Four bedroom, two bathroom, two-storey villa with pond views- Separate title with no body corporate- Open plan kitchen with ample storage and bench space- Brand new evaporative cooling system, ducted gas heating - Master bedroom with walk-in robe, ensuite and private balcony with views over the pond- Three other bedrooms with built-in robes- Main bathroom with bathtub- Separate powder room downstairs- Separate laundry room with linen cupboard- Front courtyard with patio area- Fully fenced low maintenance backyard- Detached double lock-up garage- NBN connected fibre to the premises (FTTP)- Rental return approx. \$750 - \$780- 136.03 sqm internal living, 36.40 sqm garage, 299 sqm parcel of land- Located in Harrison. Proximity to ample parks, playing fields, and playgrounds, multiple schools, the local Harrison shops and restaurants, while the light rail and Gungahlin Town Centre are close by.**General Rates:** \$2,739.06 approx. per annum**Land Tax (if rented):** \$4,421.80 approx. per annum**Unimproved Land Value:** \$427,000 (2023)**Disclaimer:** Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property 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