

45 Katoomba Street, Harrison, ACT 2914



Townhouse For Sale

Monday, 30 October 2023

45 Katoomba Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 188 m2

Type: Townhouse



No Agent Property - ACT
1300850855

\$930,000

Phone enquiries - please quote property ID 32281. Positioned on a quiet tree lined street, opposite a billabong with views across bushland and open fields to the mountains beyond, this townhouse offers private, comfortable living. Built in 2006, the house is conveniently located within easy walking distance of schools, an early childcare centre, the Mapleton Avenue Light Rail station and shops including a Woolworths supermarket, a chemist, doctors and dental surgeries and cafes. This two story townhouse features a good sized master bedroom with ensuite bathroom which has an exhaust fan/heater/light unit, a heated towel rail and a hand shower. The master bedroom also has access to a balcony sun room with tinted glass roof and is enclosed in tinted glass. It can be a quiet retreat to relax and enjoy the winter sun or observe nature's power during a storm. There is also a walk-in robe off the master bedroom and a full length wall mirror to check your dress before leaving. Also upstairs are two other bedrooms with built-in robes plus a bathroom with shower, bath and basin and a separate toilet. Downstairs is a large open kitchen, dining and lounge area plus a fourth bedroom with built-in robes, which can double as a study. There is also a downstairs powder room and the laundry, which features good storage cupboards. The kitchen has a mirrored glass splash back behind a four burner gas cook top. Over the cook top is a Schweigen Silent Undermount Rangehood which quietly removes cooking fumes to the outside atmosphere. The wall oven is a Westinghouse Pyrolytic wall oven with rotisserie. The dishwasher is also a Westinghouse with an internal light. Magnetite double glazing has been installed downstairs to keep the home warm in winter and cool in summer. The house features ducted gas heating and ducted evaporative cooling. The downstairs patio at the front is also enclosed in double glazed glass, with a toughened glass ceiling, and paved with travertine limestone tiles. There's also a stainless steel hand rail at the front to aid the older or infirmed. Out the back is a small but functional backyard, with a small easy to maintain garden featuring cherry, plum and fig trees. Most of the back yard is paved with travertine limestone tiles. There is also a double garage with a B&D roller door with a wall mounted controller plus two remote controls. The garage opens on to Kopi Lane as does the back gate. The garage also has roof mounted solar panels which supplies power to the grid at a lead-in tariff of 50.5 cents per kw-hr on a 20 year contract with ACTEW, reducing your power bills. The 7 year residual of this contract is transferable to the new owner. There is also a small garden shed, a 1100 litre rain water tank and a space for the rubbish and recycling bins. The house has installed NBN fibre to the home access and Cat 6 cabling from the router location to a TV point in the lounge room. Free to air TV is via a roof mounted antenna with outlets in the lounge, master bedroom and fourth bedroom. This house has been our sanctuary for 17 years and we have made every effort to maintain it top order. It has been freshly painted. We are very sad to leave it. Harrison is a wonderful place to live. Features: 1. Solar power 1.2kw 2. Central heating system 3. Evaporative cooling system 4. Undercover backyard deck 5. Kitchen exhaust fan in kitchen with 2 external motors 6. Wall mirror in master bedroom 7. Ground floor front sunroom with laminated toughened glass roof 8. First floor enclosed sunroom balcony off the master bedroom 9. NBN to house 10. Small garden shed 11. Travertine limestone tiles in the backyard and in front sunroom 12. Pyrolytic oven 13. Kitchen splash mirror 14. Hand Rail at front steps 15. Double glaze windows downstairs at the front 16. Magnetite attached windows downstairs 17. Dark film on windows to keep heat out 18. Westinghouse dishwasher 19. B & D roller door

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