

**45 Osprey Street, Harrison, ACT 2914**

**MARQ**

**House For Sale**

Friday, 19 April 2024

45 Osprey Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 511 m2**

**Type: House**



Justin Taylor  
0414701465

**\$1,155,000+**

Enviably positioned in the popular 'Harrison Park Estate' this inviting four bedroom with rumpus family residence presents a clever floor design with multiple living areas and a seamless indoor outdoor flow. The property enjoys a peaceful street setting in a fantastic neighbourhood set on a 511sqm block close to park, schools, public transport and the thriving Gungahlin town centre.- Impressive family home in popular estate- New carpet and Fresh paint where needed, superb condition- Fantastic floor plan with both formal and informal living areas- Huge combined family meals area with sunny aspect- Separate and sunny formal rumpus, perfect for the kids- 202.96 sqm of internal living area (240.41sqm incl garage)- Large stone kitchen, quality appliances, 750mm gas cooktop- Generous master suite with quality ensuite- N.B.N connected- Cat 5 cabling throughout- 6.4kw solar with 16 x roof mounted panels (Saves you \$\$\$\$) - Ducted gas heating, security alarm system- Easy care 511sqm block- large (37.45sqm) double auto garage with internal access- Exciting buying opportunity

**Brief Summary:-** Year of Construction: 2006- Internal living area: 202.96sqm- Double Garage: 37.45sqm- Portico: 4.75sqm- Total under roof: 245.16sqm- Block Size: 511sqm- EER 4.0- Rental Estimate: \$780 - \$830 per week

Seize the opportunity to call this spacious home your own. In the popular 'Harrison Park' Estate of Harrison, you'll be part of a thriving community, close to schools, shops, and parks. Your new life awaits in this fantastic home.

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