

51 Kalianna Street, Harrison, ACT 2914

MARQ

House For Sale

Tuesday, 14 May 2024

51 Kalianna Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 502 m2

Type: House



Justin Taylor
0414701465

\$1,135,000+

Designed across a single spacious level, this freshly updated 4 bed + rumpus home provides a life of superb privacy, tranquility and convenience. Its flexible layout has a choice of relaxing living areas and plenty of possibilities for varying lifestyle needs. Encompassing 242sqm of total living and set in a peaceful position in the popular 'Harrison Park Estate', this spacious, easy care property represents a clever buying opportunity. Sited on a 502 sqm block.- Impressive family home in popular 'Harrison Park Estate'- Multiple living spaces, all in superb condition- 241.99sqm in total (202.50 sqm internal, 241.99sqm incl. garage)- Freshly painted inside, great condition- New carpet through out- New blinds- Sleek granite kitchen, quality Miele appliances, dishwasher- Sunny family/meals area- Superb formal lounge area with combined dining- Additional rumpus area- 4 x separate living areas in total- Ducted heating and cooling, plus ceiling fans- Ducted vacuum system- Security alarm system- N.B.N connected- Expansive master suite, walk in robe, quality bathroom- Remaining bedrooms all of good size all with built in robes- Dual covered entertaining areas- Child friendly 502sqm block- Double automatic garage with internal access- Close proximity to parks, local schools and shops- Prime opportunity to purchase in family friendly estate

Recent Comparable Sales:-- 12 Karamu Street Harrison \$1,122,500- 17 Phantom Street Harrison \$1,124,000- 20 Careel Street Harrison \$1,127,500- 25 Albatross Street Harrison \$1,153,000- 45 Osprey Street Harrison \$1,155,000- 30 Turtle Rock Street Harrison \$1,156,000- 8 Howmans Street Harrison \$1,165,000- 30 Thunder Circuit Harrison \$1,170,000- 4 Coomera Street Harrison \$1,175,000- 29 Casilda Street Harrison \$1,180,000- 5 Dimby Street Harrison \$1,200,000- 8 Anchorage Street Harrison \$1,211,000- 3 Trepina Street Harrison \$1,220,000- 3 Flagstone Street Harrison \$1,226,000

Brief Summary:- - Year of construction: 2007- Internal living area: 202.50 sqm - Garage area: 39.49 sqm - Total area: 241.99 sqm (Internal and Garage)- Block Size: 502 sqm - EER: 4.0- Rental Potential: \$780 - \$830 per week - U.V. \$593,000 (2023)- Rates: \$3,176 per annum approx.- Land Tax: (If investment property) \$5,407 per annum

Seize the opportunity to call this spacious family home your own. In the popular Harrison Park Estate, 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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