

# 52 Bungle Bungle Crescent, Harrison, ACT 2914

LUTON

## House For Sale

Thursday, 18 April 2024

52 Bungle Bungle Crescent, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Jane Ahern

0409042396

## Auction

This spacious five bedroom/four bedroom plus bedroom-sized study family home, large enough for multi-generational families to enjoy in comfort, is situated in a peaceful, leafy street opposite open grasslands. Conveniently close to Harrison Public School, Well Station Park, playgrounds, North Mitchell Grasslands, Light Rail and Franklin shops, this is a dream home in a dream location. Immaculately presented and maintained, thanks to all the benefits of the make-good provisions at the end of a DHA lease, the house has been freshly painted throughout, new carpet has been laid, all the maintenance has been carried out to present an immaculate, move-in ready home for the new owner to enjoy. The residence has an excellent layout with the approx. 202m<sup>2</sup> of living space spread out across the large home in open but defined areas, enhancing the sense of space and openness residents can enjoy. Built in 2008 and offering formal and informal living areas, the formal living and dining rooms are situated at the front of the home, overlooking the reserve opposite. The informal family/meals and kitchen areas open to a private, secure back yard and paved, covered outdoor entertaining area as well as having internal access to the double garage. This area is a delightful family gathering point at the centre of the home. The well-equipped kitchen offers an island bench with double sink, breakfast bar, gas cook top, wall-hung oven and plenty of storage, including a built-in pantry. All the bedrooms will easily accommodate double beds and have built-in wardrobes, including the 5th bedroom/study. The large master bedroom suite features a walk-in wardrobe and spacious ensuite. The main bathroom, with a bath, shower and a separate toilet, is conveniently close to the remaining bedrooms. A generously sized laundry opens to the back yard and has enough space to double up as a mud room/storage area. Additional features include ducted gas heating and evaporative cooling, heaps of storage options and a back yard with lawn for children and pets play, paved pathways around the home and a double gate to one side of the home with room for a trailer. The peaceful street and green space have created an idyllic area where neighbours walk their dogs, children ride their bikes and enjoy the natural playground opposite. If you are looking to secure a large, affordable family home in a prime location, this superbly located, well-proportioned and presented home, on a 540m<sup>2</sup> block could be perfect for you. Homes like this are rarely available – be sure to inspect while you can! Features include:-Five bedroom/four bedroom plus study, ensuite property-Light-filled formal and informal living rooms-Spacious, light-filled living areas, separate from bedrooms-Formal lounge and dining rooms-Separate meals and family room opening to back yard-Kitchen with island bench & breakfast bar, double sink-Stainless steel appliances, gas cook top, wall-hung oven-Built-in pantry, plenty of storage and cupboard space-Master bedroom with walk-in wardrobe, ensuite-Remaining bedrooms with built-in wardrobes -All bedrooms with carpet-Main bathroom with bath and shower, separate toilet-Large laundry with external access-Double garage with internal access-Ducted gas heating and evaporative cooling-Paved covered outdoor entertaining area -Low maintenance garden-Room for trailer at side of house-Close to Burgmann Anglican School, Harrison Primary School-Light Rail, Franklin shops, Gungahlin Market Place nearby -Residence: 202.59m<sup>2</sup>-Garage: 39.62m<sup>2</sup>-Total: 242.21m<sup>2</sup> -Block: 540m<sup>2</sup>-Built 2007-Rental Appraisal: \$770-\$800 pwLand Value: \$589,000 (2023)Rates: \$3158 paEER: 5All amounts, values and measurements are approximate and not to be relied upon. Buyers to make their own enquiries.