

**52 Kalianna Street, Harrison, ACT 2914**

**MARQ**

**Sold House**

Wednesday, 13 September 2023

52 Kalianna Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



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**\$1,265,000**

Welcome to your oasis of modern elegance! This exceptional 4-bedroom home, nestled on a private 658sqm corner block, offers spacious living areas, a sleek kitchen, an inviting outdoor alfresco, and a breathtaking in-ground swimming pool. Prepare to be captivated by the allure of this stunning property. Step inside, and you'll instantly feel the grandeur of space and light. The expansive living areas are designed for comfort and style, providing the perfect canvas for family gatherings, entertaining guests, or simply unwinding in blissful solitude. The sleek, gourmet kitchen is a masterpiece of form and function. It boasts high-end appliances, abundant counter space, and elegant cabinetry. Cooking and hosting become a joy in this tastefully appointed culinary haven. Beyond the glass doors awaits your own personal retreat. The outdoor alfresco area is an entertainer's dream, seamlessly merging indoor and outdoor living spaces. Whether you're savoring a barbecue with friends or basking in the evening breeze, this space sets the stage for unforgettable moments. The superb in-ground heated swimming pool beckons you for relaxation, exercise, or a refreshing dip on sunny days. It's a tranquil haven that will redefine your leisure time. Ideally situated in the popular Harrison Park Estate, this residence offers easy access to schools, parks, shopping, and transportation options. It harmoniously blends convenience and serenity, making it the perfect place to call home.

- Modern single level design, high quality inclusions throughout- 218.72sqm of internal living area, 270sqm incl garage, 298sqm in total- Multitude of living spaces offering many lifestyle options- Superb lounge/dining rooms with bright northerly aspect- Sleek kitchen, Corian bench tops, SMEG appliances, large walk in pantry- Induction cooktop, pyrolitic oven, double drawer dishwasher, - Huge master suite, oversized walk in robe, designer bathroom- Remaining bedrooms all of good size- Separate study nook- Quality main bathroom bathroom - Huge family room flowing onto awesome outdoor entertaining- Sparkling saltwater inground solar heated swimming pool- Ducted gas heating & refrigerated cooling- Ducted vacuum system- Hills home hub, internet and cable to each room.- NBN fibre to the house- In built - ceiling sound system to each room- Large double automatic garage with additional storage- Private 658sqm sqm block- Fully landscaped garden with automated irrigation system- Outstanding family entertainer in popular estate

Recent Comparable Sales:-- 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- 20 Coomera Street Harrison \$1,275,000- 76 Cultivation Street Harrison \$1,320,000- 10 Villaret Street Harrison \$1,325,000- 23 Wallaman Street Harrison \$1,500,000- 1/42 Adder Street Harrison \$1,500,000

Brief Summary:- - Year of construction: 2007- Pool Installation: 2019- Internal living area: 218.72sqm - Garage area: 51.50sqm - Porch: 5.15sqm- Alfresco: 22.44sqm- Total area: 297.81sqm - Block Size: 658sqm - EER: 5.0- Rental Potential: \$820 - \$880 per week

Seize the opportunity to make this contemporary masterpiece your forever haven. Contact us today to schedule a viewing and embark on a new chapter of luxury living. Your dream home is ready and waiting!