

58 Harbison Crescent, Wanniasa, ACT 2903



Sold House

Sunday, 13 August 2023

58 Harbison Crescent, Wanniasa, ACT 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 805 m2

Type: House

\$920,000

BUYER INTEREST FROM \$900,000 Following the gentle slope of its lovely block, this split-level home unfurls in a sequence of rooms that lead to the rear and the home's crowning glory, the joyous light-filled kitchen that has slider access to the backyard. There are design glories aplenty here. The beautiful warmth of timber rafters has been retained in a meal prep zone that is also crackling with mod-cons and on-trend elements, from the double ovens, double-drawer dishwasher and restaurant-grade tap fittings to the subway-tile splashback and three-seat island. Two short steps will take you up to the open plan dining and lounge area where a modern electric fireplace with mantle provides a focal point. A rumpus/sunroom and spacious study cap off the living areas. Four spacious bedrooms wrap the living areas with the master enjoying prime position looking over the rear gardens and boasting an ensuite with sunken spa that capitalises on the views. Surrounded by walking paths that will take you into bushland reserves, Wanniasa Hills Primary School or the Erindale shopping centre within minutes, this welcoming home combines convenience with charm. Features include:

- Split-level family home
- Set back from the street
- Front entry deck
- As-new kitchen with plumbing for refrigerator
- Updated family bathroom with rainfall shower wet-room and bath
- Master bedroom with dressing room and private access to rear yard
- Floating timber-look floors
- New carpet
- Ducted, zoned reverse cycle heating and cooling
- Ducted evaporative cooling
- Split system in sunroom
- Ceiling fan to master
- Instant gas hot water
- Solar panels (6.8kw)
- Fire pit
- External power
- Low maintenance fenced yard with pea-gravel paths and lawned area
- Single attached enclosed carport with internal access plus oversized metal storage garage
- Paved driveway with off-street parking for two cars

Centrally located, close to arterial roads to City Centre, Woden Town Centre, Southpoint Tuggeranong

Outgoings and property information (approx): Living size: 179 sqm Enclosed carport: 25.6 sqm Metal storage garage: 28 sqm Rates: \$3,432.87pa Land tax (if rented): \$5,641.54pa Expected rent: \$730 - \$780pw Year built: 1980 EER: 0.5 Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions