

6 Alanvale Street, Harrison, ACT 2914



House For Sale

Thursday, 11 January 2024

6 Alanvale Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 03/02/24

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.**Situated in Harrison, a coveted suburb just 10 kilometres north of the city, this property is ideal for anyone seeking proximity to schools, playgrounds, light rail and local amenities. Franklin shops and Gungahlin town centre are just a short drive and you can stay active with nearby gyms, playing fields, and hiking trails. Enjoy the best of modern living and recreation in Harrison. Step into the formal lounge, perfect for hosting friends and family with a touch of elegance or converting to the 5th bedroom if you need the extra sleeping accommodation. The heart of the home is the open-plan kitchen, meals, and family area, creating a harmonious space for everyday life. The well-appointed kitchen boasts a gas cooktop, electric oven, dishwasher, and ample bench and storage space, making it a culinary haven for a home chef. The master bedroom is a retreat in itself, featuring a walk-in robe and ensuite, whilst the three additional bedrooms, all with built-in robes, are serviced by the main bathroom and separate toilet. Step outside to the rear entertaining pergola, an inviting space to enjoy outdoor moments. The fully fenced yard provides security and privacy, complemented by low-maintenance landscaping in both the front and back. Year-round comfort is assured with ducted reverse cycle heating and cooling, allowing you to tailor the climate to your preferences. Additional creature comforts include a laundry room with external access and a double garage with remote control roller door and internal access. This property is not just a house; it's a lifestyle, offering modern living with a perfect blend of form and function. We look forward to welcoming you at our next scheduled inspection.

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Features: Split level design
Freshly painted throughout
Open-plan kitchen, meals and family
Kitchen with gas cooktop, electric oven, dishwasher and ample bench and storage space
Formal lounge
Master bedroom with walk-in robe and ensuite
3 additional bedrooms with built-in robes
Bathroom with separate bath and shower
Separate toilet
Laundry room with external access
Ducted reverse cycle heating and cooling
Rear entertaining pergola
Fully fenced yard
Low-maintenance landscaping front and back
Automatic irrigation
Double garage with remote control roller door and internal access

Stats: Build: 2013
Block: 468sqm
Living: 160sqm
Garage: 37sqm
Pergola: 11sqm
EER: 5.5
UV: \$532,000
Rates: \$2,925 pa
Land Tax: \$4,849 pa

Add 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.