

# 6 Nikon Road, Harrisdale, WA 6112

## House For Sale

Tuesday, 23 April 2024



6 Nikon Road, Harrisdale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Gillian Ragan

0894901576

**Fr \$849,000**

FAMILY HOME .. EASY WALK to BOTH HARRISDALE SCHOOLS ..Welcome to 6 Nikon Road Harrisdale, a good quality 4 bedroom 2 bathroom home located in the sought after suburb of Harrisdale. This beautifully designed property with a natHERS 6.5 star energy efficiency rating offers the perfect combination of style, comfort, and convenience, making it the ideal choice for families looking for their dream home. Spacious and Stylish Living This high quality ROSS NORTH COMPLETE HOME is in perfect condition, sparkling clean. This home has been beautifully looked after by the current owner. Step inside this spacious four-bedroom, two-bathroom home and be greeted by an abundance of natural light and a contemporary open-plan layout. The generous living areas provide ample space for relaxation and entertainment, while the sleek and stylish kitchen is a chef's delight, featuring modern appliances and ample storage space. The location of this property is very convenient, with easy access to local schools, parks, and shopping centres. Harrisdale is a family-friendly suburb known for its peaceful atmosphere and close-knit community. Don't miss out on the opportunity to make this house your forever home.

Tranquil Outdoor Retreat Area - Alfresco Under the Main Roof, Decking with fire pit, Cafe Blinds, Spa & Workshop Escape to your own private oasis in the backyard, where you'll find a tranquil outdoor retreat perfect for entertaining or simply unwinding after a long day. The low-maintenance garden and a covered alfresco area provide the ideal setting for hosting family gatherings or enjoying a quiet evening under the stars. Don't miss out on the opportunity to make this stunning modern family home yours where you can have the life you dreamed of ...

**INSIDE**

**4 Bedrooms** The master bedroom suite is king size with a HUGE walk in robe / dressing room complete with a private ensuite which has double vanity large shower and separate wc. Minor rooms are all queen size one with large walk in robe other two have double sliding mirrors.

**2 Bathrooms** Large Theatre / Cinema Room with double doors and lighting dimmers.

**Activity / Toy Room / Gaming Room / Study Area** The centre of the home is a light-filled open plan living area, seamlessly flowing into the modern kitchen and dining space. The well-appointed kitchen features tiled splash back high-quality stainless steel 900mm appliances, bosch dishwasher, stone benchtops, 10 over heads cupboards, double sink, soft closing drawers, double fridge space, walk in pantry with ample storage, and a large island bench, making it a chef's delight. The spacious living area provides the perfect setting for relaxation and family gatherings.

**NEED TO KNOWLED**

**Lighting** 31C High Ceilings Security Alarm System linked to your phone or monitored NBN internet with ethernet connection in each room

**ZONED DUCTED REVERSE AIR CONDITIONING WITH MOBILE APP AS WELL CONTROL SOLAR** 6kw with 20 x 320w Panels 2x 3kw inverters both exporting to grid however can be modified so one inverter can charge a storage battery and the other can still export power to the grid. Walk in Linen

**Walk in Pantry** **OUTSIDE** Alfresco Under the Main Roof Electric Café Blinds Gas Storage Hot Water System 3 Phase Power to house and Workshop

**Workshop** 3.5m x 3m with 3 ph power Mimi bar fridge and Samsung twin door kitchen fridge with Soda Stream, water and ice, Outdoor TV 150mm thick Road Base out the front for extra cars or caravan parking. Outdoor Spa & Glass Fencing Reticulation

**Built - 2015** Living - 200m<sup>2</sup> approx Total - 256m<sup>2</sup> approx Garage - 37m<sup>2</sup> approx Alfresco - 14m<sup>2</sup> approx Roof - 271m<sup>2</sup> approx Land - 450m<sup>2</sup> Rates - \$2,600 PA Water - \$265 per quarter Power - \$390 per quarter **GREEN TITLE LAND** IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN"

Please view house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result. I am a local resident and can help with everything. I have whatsapp videos if you would like to find me on there and say the word "NIKON" I will send them to you