

73 Kalianna Street, Harrison, ACT 2914



House For Sale

Friday, 17 May 2024

73 Kalianna Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Adrian Southern
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Offers Above \$1,100,000

Impeccably designed with an understated elegance, this distinctive single level residence promises a sophisticated contemporary lifestyle of supreme convenience. Perfectly appointed for stylish family living and entertaining, it presents a versatile layout featuring an array of spacious formal and casual living zones with quality inclusions throughout. Featuring warm and inviting living areas including the north facing formal lounge and dining rooms, large open plan family room with separate rumpus/study room to which all flow directly off the sensational kitchen. The gourmet kitchen offers quality appliances including 900mm freestanding gas cook top with electric oven, stone top benches, and loads of cupboard space that will make the most fastidious of chef's very happy. With four generous bedrooms all featuring built-in robes and the primary bedroom offering a large ensuite with his and hers vanity basins providing an extra level of luxury to this modern property. Not to mention the study/rumpus room that's ideal for the home office situation that we find ourselves in these days. Outdoor living comes via the covered pergola which overlooks the low maintenance backyard, perfect for a family pet to run around or for the kids to play safely within. All this is just a short stroll to nearby nature reserves, minutes away from local shopping centres including the Gungahlin Market place, bus stops and the light rail system. 73 Kalianna Street certainly has all the right ingredients for an ideal family home. Be sure to take the time to see this truly unique property that's located in the ever-popular suburb of Harrison today, as quality homes like this are in extreme demand. Please understand that open times are subject to change, so check the website (Allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Property Features: • Large family home with separate living areas including lounge, dining, family and rumpus/study • Quality kitchen with stainless steel appliances including 900mm cook top oven • Ample cupboard space and stunning stone bench tops • Four bedrooms all with built-in robes • Ensuite with dual wash basins • Separate rumpus/study • Ducted heating and cooling • Covered outdoor entertaining area • Security screens on windows • Low maintenance backyard • Double garage with internal access • Walking distance to local shops, schools and public transport • Possible weekly rental return \$800.00 - \$820.00 pw • House size: 196m² approx. Not including garage • Block Size: 481m² approx. • Build year: 2007 • Rates: \$2,997.00 approx. Land Tax: \$5,017.00 approx. Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.