

**74 Kalianna Street, Harrison, ACT 2914**

STONE

**Sold House**

Saturday, 4 November 2023

74 Kalianna Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jess Doolan  
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**\$1,088,000**

Property to be auctioned on site 09/12/2023 at 12:00pm with offers welcome prior. Discover the convenience and excellence of one of Gungahlin's most remarkable suburbs in this immaculate 4-bedroom home. This updated and well-cared-for residence has a bright design and atmosphere with a spacious kitchen and family-dining area. Its seamless and open floorplan allows for an easy day-to-day as well as great interior design opportunities. The backyard makes a great host for outdoor activities while being low maintenance so you can spend time with loved ones and focus on what really matters. Harrison is a highly sought-after suburb as it opens residents to a convenient lifestyle in Gungahlin. Only a quick drive to shops, restaurants, cafes and other amenities, this home allows you to quickly establish a routine when it comes to weekly groceries and outings. For families, many schools like Harrison School, Gungahlin College, Burgmann Anglican School are in proximity for your child/children at any stage of school. The Canberra Light Rail is also nearby for easy access into Gungahlin Town Centre and the City, overall providing a central experience in Gungahlin and Northern Canberra. Features Overview:- Single-level floorplan- NBN connected with Fibre to the Premises (FTTP)- Age: 16 years (built in 2007)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx.)- Internal Living: 194.76 sqm- Alfresco: 16.1 sqm- Porch: 5.60 sqm- Garage: 42.13 sqm- Total residence: 258.59 sqm Prices:- Rates: \$757 per quarter- Land Tax (Investors only): \$1,272.25 per quarter- Conservative rental estimate (unfurnished): \$750-\$780 per week Inside:- Spacious family dining area- Separate lounge area with plantation shutters- Large kitchen space with quality appliances and great storage- Dining room seamlessly flows to outdoor alfresco- Grand master bedroom with walk-in robe and ensuite - Double shower to ensuite- All bedrooms with built in robes- Laundry with large countertop space & plenty of custom storage- Extra workshop space in garage- Solar tubes for additional natural light- Alarm system- Ducted gas heating with add on cooling Outside:- Shaded alfresco area with blinds, perfect for entertaining all year round- Water tank- Side gate perfect for caravan, boats or trailers- Second hot water system for kitchen use- Easy care, low maintenance back yard- Manicured landscaped gardens to the front Harrison is one of Gungahlin's most exceptional and desired suburbs. With easy access to Horsepark Drive and the Federal Highway - the GDE/Parkway and to the City from Northbourne Avenue. Local shops, cafes and restaurants including Woolworths, Thai Herb, Dove Cafe, Coffee Guru and the Meadows ice creamery are within 1 km. Harrison School along with Harrison Playing fields, Mother Teresa Catholic Primary, Harrison Early Childhood Centre and an array of local services all close by. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.