

**8 cudgewa, Harrison, ACT 2914**



**Sold House**

Saturday, 16 September 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steven Thomas

0419888026

**\$960,000**

8 CUDGEWA LANE HARRISON \*ENTRANCE OFF NULLARBOR AVENUE – LOOK FOR THE SIGNS\* Introducing an exceptional opportunity, this charming 5-bedroom home presents an enviable lifestyle with unparalleled convenience. Located in the sought-after suburb of Harrison, overlooking the heritage listed Well Station with uninterrupted views of farmland. With its lovely street appeal, this residence welcomes you from the moment you arrive with a forecourt garden for a delightful entry experience. Step inside this beautifully presented home, complemented by 2.7m ceiling heights on the ground floor, imparting an air of openness and grandeur. You will be greeted with the natural sunlight from its ample windows providing a visual connection to the natural outdoors. The lower level features an adaptable floorplan of separate living and family spaces, well-appointed kitchen, and study/5th bedroom off the family room. With the addition of a powder room for an added level of convenience and comfort. When you walk upstairs you emerge into a light filled breakout area which branches off into the bedrooms, main bathroom, and separate toilet room. Overlooking the forecourt garden is a private balcony, providing a relaxing space with views of the the livestock gently grazing at the historic Well Station farm, and panoramic views of the mountain ranges. The Master Bedroom features a beautiful treetop outlook, complemented with a walk-in-robe, ensuite and ceiling fan. The additional three bedrooms include built-in robes and are all serviced by the main bathroom, complete with shower and spa bath, and the separate toilet room. A solar passive design, the north-facing backyard delivers plentiful amounts of sunlight. Enjoy the morning sun from the pergola as it rises over the beautifully landscaped organic garden, featuring lawn space, fruit trees and veggie garden. A cleverly segregated service area has been created by the owner. This large separate title terrace property is ready for you to enjoy the convenience of an excellent location with a family-friendly neighbourhood. Key Features - 5 bedrooms 2.5 bathrooms 2 car - No body corporate - Located in Harrison Well Station precinct - Adjacent heritage listed Well station farmland - 2.7m high ceiling on ground floor - Electric ducted heating and cooling - NBN connected with FTTP - Modern kitchen with stone benchtop and stainless-steel appliances - New Westinghouse gas cooktop - New kitchen island bench - ASKO Dishwasher - Euromaid oven - Upstairs balcony with panoramic view - Direct north facing to backyard - Views to Brindabella's, south and north - Lovely organic style rear garden with fruit trees and veggie garden - Service area created by owner - Instantaneous hot water system - Large double garage - Side access gate - Solar panels - Rates: \$1760 pa (approx.) - EER: 4 Location - Close to Franklin shops Woolworths, cafés, and takeaways - 8-minute walk to Nullarbor Ave (Franklin) Light Rail Stop - 3-minute walk to Bus stop on Cultivation Street - Walking distance to Harrison district playing fields and Harrison schools - Easy access to main arterial roads Sizes (approx.) - Block Size 362m<sup>2</sup> - Living Size: 181m<sup>2</sup> - Garage: 39m<sup>2</sup> - Porch: 10m<sup>2</sup>