

# 85 ORMISTON CIRCUIT, Harrison, ACT 2914



## Sold House

Wednesday, 23 August 2023

85 ORMISTON CIRCUIT, Harrison, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 329 m2

Type: House



Amy Taylor

## Contact agent

This tidy, modern 3-bedroom ensuite home is positioned in a prime location in Harrison. Offering easy care living and low maintenance gardens you will enjoy comfort in every corner in one unbeatable package. Perfect for first home buyers, down sizers and investors looking to add to their property portfolio. Features of the home • Functional kitchen with gas and electric cooking appliances, pantry storage, dishwasher and island bench, set in an open plan family area • Separate living room with tiled floors and roller blinds • Well-lit spacious master bedroom with walk-in robe, ensuite bathroom, carpets and blinds • 2 x additional bedrooms including built-in robes, carpets and blinds • Bathrooms include ensuite to master, plus main bathroom with separate toilet • Full sized laundry including excellent storage options and access to the easy care yard / clothes line • Living room and entry walls recently painted • Ducted reverse cycle heating and cooling throughout • Instantaneous gas hot water system • NBN provisions • Spacious single remote control garage with internal access • Outside features a covered alfresco and easy care gardens • Rates: \$635 p.qtr. approx. • Unimproved Value: \$479,000 (2023) • Block: 329m<sup>2</sup> approx. Residence: 136.5m<sup>2</sup> approx. plus 23m<sup>2</sup> Garage approx. • Rental Estimate - \$650 to \$670 per week in current market • Year Built: 2013 • EER: 4 Stars This home offers many more features & is best viewed in person to appreciate everything it has to offer Register your interest by contacting Amy @ MANAGEme today. Manage Me assumes no responsibility or liability for any errors and/or omissions in the contents of this advertisement. Manage Me gives no warranty as to its correctness, accuracy, or sustainability. Interested parties must rely on their own enquiry and should verify accuracy of information before proceeding.