

9 Eurobin Street, Harrison, ACT 2914

STONE

**Sold House**

Thursday, 7 March 2024

9 Eurobin Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



Jess Doolan  
0262538220



Alex Ford  
0262538220

**\$1,070,000**

Settle into a peaceful, well-equipped and family-friendly lifestyle with this exquisite 4-bedroom residence the heart of Harrison. Presenting a thoughtfully designed layout, this home offers spacious proportions and flexible living, perfect from the growing family. Whether you're seeking a place to call home or an astute investment opportunity, this property presents an irresistible combination of comfort, style, and functionality, ready to welcome its new owners into a world of brilliant, balanced living in the region of Gungahlin. Features Overview:- West facing- Single level floorplan- Located near Harrison-Franklin Shops and Gungahlin Town Centre for shops, restaurants, transport options, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2007- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx.)- Internal Living: 178.32 sqm- Porch: 5.95 sqm- Garage: 38 sqm- Total residence: 222.27 sqm- Block: 645 sqm Prices:- Rates: \$988.67 per quarter- Land Tax (Investors only): \$1,769.04 per quarter- Conservative rental estimate (unfurnished): \$750-\$770 per week Inside:- Two separate living areas with lots of natural light - Spacious formal living and dining to the entry - Open plan kitchen, dining, family space in the heart of the home- Large kitchen layout with ample bench space, walk in pantry- Spacious laundry room with linen cupboard- All bedrooms of generous size, ensuite and walk-in wardrobe to master bedroom- Double lock-up garage with internal access- New paint and carpet throughout Outside:- Plenty of grass space around residence- Easy care low maintenance gardens- Large block perfect for families to enjoy Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.5 with reflective foil- Floor Insulation: Thermal Insulation value approximately R-0.6 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. 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.