

Address available on request, Harrison, ACT 2914



House For Sale

Thursday, 15 February 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 789 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

\$1,260,000

Currently tenanted with DHA (Defence Housing Australia) for \$810 per week until 16th January 2025, this is a great opportunity to add to your investment portfolio. Positioned in the popular suburb of Harrison, the home is ideally situated approx 10km from Canberra CBD, offering convenient access to the bustling city centre. Additionally, residents will find themselves only 4km from the Gungahlin Town Centre, where they can enjoy a plethora of amenities including major supermarkets, takeaways, restaurants, cafes, playing fields, and a public library, ensuring a comfortable and vibrant lifestyle. Inside the home itself, you will find multiple living areas including an open-plan kitchen and a formal lounge/dining room. The kitchen is fully equipped with a gas cooktop, electric oven, dishwasher and ample cupboard space so home-cooked meals are a breeze. The master bedroom boasts a generous walk-in robe and ensuite whilst the 4 additional bedrooms, all with built-in robes, are serviced by the main bathroom and separate toilet. Outdoor entertaining is made easy with the covered pergola surrounded by the low maintenance and fully fenced backyard. Year-round comfort is assured with ducted gas heating and evaporative cooling. Additional features include a laundry room with external access and a double garage with remote control roller door, internal access and backyard access. Get in touch now for more information and to arrange an appointment to view this wonderful investment opportunity. Features: DHA lease until 16th January 2025 Open-plan kitchen, family and meals Kitchen with gas cooktop, electric oven and dishwasher Separate living/dining room Master bedroom with walk-in robe and ensuite 4 additional bedrooms with built-in robes Well-appointed main bathroom Separate toilet Laundry room with external access Ducted gas heating & evaporative cooling Covered outdoor entertaining pergola Low maintenance yard Double garage with remote control roller door, internal access and backyard access Stats: Build: 2006 Block: 789sqm Living: 195sqm Garage: 38sqm EER: 5.0 UV: \$851,000 Rates: \$4,268 pa Land Tax: \$7,730 pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.