

110 Nullarbor Avenue, Harrison, ACT 2914

STONE

House For Sale

Wednesday, 10 July 2024

110 Nullarbor Avenue, Harrison, ACT 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1187 m2

Type: House



Jess Smith

0410125475

Auction 17/08/2024 at 3:00pm

Property to be auctioned onsite on the 17/08/2024 at 3:00pm with offers welcome prior. Discover the perfect blend of luxury and functionality in this stunning family home. in the heart of Harrison, where comfort meets style. This residence combines practicality with modern sophistication on a 1187 square meter land, making it an irresistible choice for your next move. Retreat to the master bedroom, featuring a walk-in robe and an elegant ensuite with a full-sized tub and double sinks and a private balcony. Upstairs, you will also find two additional spacious bedrooms, one with its own powder room, and an extra bathroom.. Additional bedrooms come with built-in robes for ample storage, and two modern bathrooms provide plenty of space for everyone. The bright front lounge and dining area lead into an open-plan family and meals area, perfect for gatherings. The well-appointed kitchen boasts a breakfast bar for casual dining, and the convenient laundry room has sliding doors opening directly to the backyard. A double car garage offers ample storage and secure parking ensuring everything you need is within reach.. Outside, enjoy the covered pergola for outdoor entertaining and an expansive backyard that provides plenty of space for kids and pets to play and for other development opportunities. This home combines style, comfort, and practicality, making it the perfect choice for modern family living.

Key Features- North facing- Double-level floorplan- Recently painted- New carpets- 15 kW solar panels (over 40 panels)- Security alarm system- Approved for land variation and approved building plan- Close to childcare, schools, supermarkets, and tram station and Gungahlin Town Centre- Close to Canberra City, Northside Canberra Hospital, University of Canberra and Australian National University - NBN connected with FTTP- Built in 2009 (15 years old)- Energy Efficiency Rating: 5.5 stars

Property Details- Internal Living: 291.4 sqm (97.73 sqm upstairs and 193.67 sqm downstairs)- Pergola: 24.93 sqm- Balcony: 9.80 sqm- Porch: 5.38 sqm- Garage: 39.48 sqm- Total Residence: 370.99 sqm- Block Size: 1187 sqm

Financials- Rates: \$1,398.81 per quarter- Land Tax (Investors only): \$2,628.65 per quarter

Inside- Luxurious master bedroom with walk-in robe and ensuite featuring jacuzzi tub and double vanities.- Second bedroom upstairs with powder room and additional bathroom.- Third bedroom upstairs with ample space and built-in robe.- Two additional bedrooms downstairs, each equipped with built-in robes.- Two additional modern bathrooms - Bright front lounge and dining area.- Open-plan family and meals area for seamless living and entertaining.- Versatile rumpus room adjacent to kitchen and living area.- Gourmet kitchen well-appointed with breakfast bar for casual dining.- Convenient laundry with sliding doors leading to the backyard.- Ample storage space in linen closets throughout the home.- Double car garage with ample storage space.

Outside- Covered pergola ideal for outdoor gatherings.- Expansive backyard perfect for kids and pets to play or for development opportunities- Balcony offers a serene view and additional outdoor space.- Front lower section with a covered area, perfect for shaded outdoor enjoyment.

Quality Construction- Solid foundation with concrete slab on ground floor with timber bearer and joists on upper floor.- Durable external walls with brick veneer and rendered lightweight cladding.- Robust roof framing with timber trusses.- Quality roof cladding with concrete roof tiles.- Double glazed windows- Thermal insulation for walls with approximately R-2.0 value and reflective foil.- Thermal insulation for the roof with approximately R-5.0 value and reflective foil.

Prime Location Nestled in one of Gungahlin's most desirable suburbs, Harrison, this home offers easy access to major roads including Horse Park Drive, the Federal Highway, and Northbourne Avenue. Additionally, the vibrant local community boasts grocery stores, cafes, and restaurants all within a kilometer. Renowned schools and recreational facilities are also just moments away, ensuring a perfect setting for families.

Schedule a Viewing Join us for open home inspections most Saturdays and mid-week. For private viewings outside of these times, please email us at: jesssmith@stonerealestate.com.au

Disclaimer: The information contained in this listing is for general information purposes only. Stone Gungahlin disclaims all liability for any inaccuracies contained herein. Interested parties should make further inquiries to verify all details.