

**5 Casilda Street, Harrison, ACT, 2914**



**House For Sale**

Thursday, 22 August 2024

5 Casilda Street, Harrison, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A home that feels exactly that.**

### What you see:

Functional and low-maintenance, leaving you more time for the things that matter. Move-in ready with nothing left to do but decide where to put the furniture.

### What we see:

Single-level living in a quiet and established street.

### See more:

Single level low maintenance residence

North-facing living area

Kitchen featuring stone benchtops, gas cooking, oven and dishwasher

Additional bench space with bar fridge

Master bedroom includes walk-in robe and ensuite

Additional three bedrooms with built-in robes

Second bathroom features a bathtub, floor-to-ceiling tiles and double vanity

Ducted reverse cycle heating and cooling

Alarm system

Solar panels

Low-maintenance and manicured gardens

Double garage with internal access

Close proximity to schools, transport, nature reserves and walking trails

Priority enrollment area for Harrison School, East Gungahlin High School and Gungahlin College

Within a 12 minute walk to Shirley Smith High School

Within a 6 minute walk to the Bus Stop

Within a 20 minute walk to the Light Rail Stop

Within a 5 minute drive to Harrison School

Within a 5 minute drive to Franklin Shops

Within a 5 minute drive to the Local Restaurants and Cafes

Within a 7 minute drive to Gungahlin Marketplace

Within a 8 minute drive to Capital Region Farmers Market

Within a 8 minute drive to Gungahlin College

Within a 13 minute drive to Dickson CBD

Within a 16 minute drive to City CBD

Total house area: 190m<sup>2</sup>

Living: 149m<sup>2</sup>

Garage: 40m<sup>2</sup>

Block size: 384m<sup>2</sup>

Built: 2013

EER: 5.0

Rates: \$2,869 p.a

Land tax: \$5,054 p.a

Rental appraisal: \$790 - \$820 p.w

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