

# 6 Harrison Street, Scullin, ACT 2614



## House For Sale

Thursday, 15 February 2024

6 Harrison Street, Scullin, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction 13/03/24

This single level, beautifully presented, owner occupied home is positioned in a quiet loop street in an elevated position and has been updated and vacated for your immediate enjoyment. With multiple formal and informal living spaces, the floorplan segregates 3 bedrooms from those living areas for privacy, plus the 4th bedroom can be opened or closed off from the living spaces to allow flexibility on how this space is used, whether it's a bedroom, work from home space or additional living area. The amount of off-road parking for boats, caravans, trailers and all manner of other families vehicles will be appreciated such that the oversized brick garage may even end up being used as a multi-purpose space as well, (think gym, rumpus, games room, workshop etc). Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features Overview:**

- Freestanding (no shared walls), separate title property on generous land component
- Elevated above the street, quiet loop street location with low traffic flow
- Single level floorplan, extended to add additional living area
- Plenty of off-road accommodation for addition vehicles plus oversized double garage in rear yard
- 3 separate living areas plus multi-purpose 4th bedroom
- Semi-enclosed entertaining area to extend living spaces
- Vacant possession on offer, also option for early access prior to settlement
- Flexible settlement options available if you have another property you want, or need, to sell, or to give more time to secure financing
- Pre-auction offers above the published guide price and accompanied with a section 17 are welcomed

The numbers (approx):

- Living area: 145m<sup>2</sup>
- Oversized double garage: 56m<sup>2</sup>
- Covered entertaining area: 12m<sup>2</sup>
- Block size: 835m<sup>2</sup>
- Energy rating: 1.5 stars (with potential for 6 stars)
- Age of original home: 55 years (built 1969)
- General Rates: \$3,429 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$5,956 p.a.
- Conservative rental estimate (unfurnished): \$780/wk

**Inside:**

- NBN connected for high-speed internet (FTTN)
- Timber floors in hall and main living area and all bedrooms, tiles in kitchen, meals, family and wet areas
- LED down lighting
- Ducted gas heating (vented through ceiling)
- Attic storage space accessed via ladder in ceiling by laundry
- Dual roller blinds throughout
- Entry has built in cabinetry and storage space
- Main living area has built in TV nook and cabinetry, surround sound system wired up with speakers in roof, window looking North to front yard and double sliding cavity doors into bedroom 4
- Dining/meals area is positioned off the kitchen and has built in storage and solar skylight over
- Family room extension has lots of built in storage and space for TV (which can stay with the sale), this then opens to the entertaining area, plus there is a window looking in to the rear yard
- Updated kitchen - Westinghouse electric oven with warmer draw under, electric 4 hob cooktop, externally ducted rangehood, 2 bowl sink, microwave spot, Bosch under bench dishwasher lots of storage cupboards and draws
- Main bathroom has bath, corner shower, vanity with storage under and mirror over, 4 burner heat lamp, full height tiling, heated towel rail and solar skylight
- Toilet in separate room
- Second bathroom, located next to bedroom 4, has corner shower, vanity and toilet, full height tiling, heat lamps, heated towel rail
- Large main bedroom has 2 door sliding built in robe, ceiling fan with built in light, vista over front yard
- Bedroom 2 has 2 door sliding built in robe and outlook to front yard
- Bedroom 3 has a solar skylight, ceiling fan with light, 2 door sliding built in robes and outlook to rear entertaining area
- Bedroom 4 is generous size, has 2 door sliding built in robe and outlook to front yard
- Laundry room with corner tub, space for washer and dryer located behind sliding doors,
- Crimsafe security door opening to rear yard
- Linen closet storage in hall

**Outside:**

- Front terrace with pergola cover
- Oversized double garage has 2 remote operated roller doors, high ceilings with exposed beams for further storage options, built in bar with TV included
- Paved area to right side of garage (where a proposed carport was planned) could also be an additional entertaining area
- 2 separate metal store sheds behind garage
- Room in the driveway off the road for 8-10 vehicles
- Rinnai, infinity, instantaneous and continuous gas hot water system
- Colorbond fencing
- Folding clothesline attached to rear fence
- Large paved entertaining space with shade sail over
- Enclosed rear yard with patch of grass and kids cubby house and/or pet enclosure
- Covered entertaining area with tiled flooring

**Construction info:**

- Timber bearers and joists flooring to original residence, concrete slab to extended living area
- Brick veneer external walls with bagged and painted finish
- Timber truss roof framing with R3.0 insulation
- Concrete tile roofing
- Aluminium window frames and single glazed windows

To help buyers, we offer the following:

- Written guide price, updated throughout the campaign
- A digital brochure with everything to consider a purchase (request this via email from any of the web portals)