

# 70 Kalianna St, Harrison, ACT, 2914

## House For Sale

Saturday, 17 August 2024

70 Kalianna St, Harrison, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dheveen Ratnayake

## 70 Kalianna Street - Resort-Style Family Living in a Prime Location!

Welcome to 70 Kalianna Street, a beautifully presented four-bedroom residence that embodies comfort, convenience, and resort-style living. With its striking street appeal and meticulously landscaped grounds, this property is designed to impress.

As you step inside, you're greeted by a spacious lounge area with high-quality tiling, setting the tone for the rest of this beautiful home.

The heart of the home, the kitchen, is a culinary dream with stone benchtops, a gas cooktop, and premium appliances. The adjoining family room seamlessly flows into a rear alfresco area, ideal for entertaining. A separate rumpus room offers additional space for relaxation or play.

The bedrooms are generously sized, each with built-in robes for convenience. The master suite is a private retreat with an ensuite and a walk-in robe.

The main bathroom features oversized floor-to-ceiling tiles, a luxurious vanity, and high-quality tapware.

Enjoy year-round comfort with ducted gas heating and evaporative cooling throughout the home. Step outside to a private oasis featuring an inground pool, perfect for enjoying the warmer months. The rear yard is a tranquil space with beautifully landscaped gardens.

This home also offers modern conveniences like a 10kW solar system, providing energy efficiency, and a security system for peace of mind. Located just a short walk from the Light Rail, this property is perfectly positioned for easy access to the town center, local parks, and schools.

### Features Include:

4 bedrooms, including a master with ensuite and walk-in robe.

Approx 481m<sup>2</sup> block, 181m<sup>2</sup> internal living, 37.6m<sup>2</sup> garage.

3 separate living areas for versatile family living.

Chef-style kitchen with gas cooking, stone benchtops, and quality appliances.

Ducted gas heating and evaporative cooling for year-round comfort.

North-West facing inground pool, perfect for outdoor relaxation and entertainment.

Security system for added peace of mind.

10kW solar system for energy efficiency.

Main bathroom with oversized bath, premium tiling, vanity, and stylish tapware.

Short walk to the Light Rail, close to the town center, bus stops, and local parks.

This ground-level family home offers a unique blend of luxury, convenience, and security in one of the most sought-after locations. Don't miss the opportunity to make 70 Kalianna Street your new home!

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