

**78 Megalong Crescent, Harrison, ACT, 2914**



**House For Sale**

Thursday, 18 July 2024

78 Megalong Crescent, Harrison, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brianna Williams

## Ideal Family Home

A spacious 4 bedroom home that's been designed with family in mind. Putting a focus functionality with multiple living spaces including a front lounge room, a formal dining room, plus an open plan kitchen and family space, this is not one to be missed.

Living in Harrison means being part of a friendly community with so many local amenities at your fingertips. Offering a relaxed family friendly lifestyle, there are plenty of schools and local shops within walking distance plus the Gungahlin Town Centre is just a few minutes' drive down the road.

• Single level 4-bedroom family home

• Fresh paint and brand-new carpets throughout

• Separate formal living and dining plus open plan kitchen and family room

• Kitchen well-appointed with electric cooking, breakfast bar and ample storage

• Segregated master bedroom with ensuite and walk-in robe

• Other bedrooms feature built in robes and are serviced by the main bathroom with bath tub and separate toilet

• Ducted gas heating and evaporative cooling

• Private backyard and covered outdoor entertaining

• Double garage with internal access and additional off-street parking

• Easy access to Horse Park Drive putting you minutes from the Gungahlin Town Centre, plus local primary and secondary schools nearby as well as the many cafes, restaurants, gyms and shops in Harrison and Franklin precinct

### Quick stats:

• Internal living size: 172sqm approx.

• Block size: 452sqm approx.

• Year built: 2000

• UV: \$513,000 (2023)

• Rates: \$713pq approx.

• Land tax (investors only): \$1170pq approx.

• Rental estimate: \$780 - \$800 per week

• EER: 4.0