93 Kalianna St, Harrison, ACT, 2914

House For Sale

Thursday, 18 July 2024

LUTON

93 Kalianna St, Harrison, ACT, 2914

Bedrooms: 4   **Bathrooms: 2**   **Parkings: 2**   **Type: House**

Location & Lifestyle. Ideal Family Living

Welcome to 93 Kalianna Street. This freestanding family home is situated in the highly sought-after suburb of Harrison, and is perfect for growing families or investors. It offers easy access to greenspace, playgrounds, the light rail, local schools, shops, and the Gungahlin Town Centre, ensuring you'll never need to venture far from home.

This spacious home, spread over two levels with 175m² of dedicated living space, features a ground floor with a separate study, a north-facing formal lounge, and a kitchen dining area that opens to a covered terrace with a spa-ideal for unwinding after a busy day!

The second floor houses a large main bedroom with a built-in robe and ensuite, along with three generous bedrooms, all with built-in robes, and a main bathroom with a separate toilet. A wall mounted split-system upstairs provides comfort all year round.

Additional amenities include a double garage with remote access, a ground-floor powder room, and ducted gas heating throughout.

Features:
- Freshly painted throughout, inside and outside
- Freshly painted driveway and garage
- Four bedrooms plus study
- Private and easy-care gardens
- Main bedroom with walk in robe and ensuite
- Tiled kitchen/family area
- Two separate living areas
- Freshly painted (internal and external)
- Double auto garage door
- Internal access
- NBN connection
- Brivis ducted gas heating
- Split system cooling/heating upstairs
- Fisher & Paykel dishwasher
- Omega gas hot plates and
- Omega electric wall oven
- Covered rear pergola
- Entertaining area with spa

- Living: 175m2 (approx.)
- Garage 36m2 (approx.)
- Porch 5m2 (approx.)
- Total 216m2 (approx.)
- Block size: 419 m2 (approx.)
- Built: 2007
- Rates: $674 per quarter
- Land Tax: $919.08 per quarter (if used for investment)
- Rental appraisal $750 - $800 per week (approx.)