

11 Anchorage Street, Harrison

## Effortless Family Living in a Prime Harrison Pocket

Positioned in a quiet, ultra-convenient enclave, this beautifully maintained single-level home delivers the space, flexibility and natural light every modern family is searching for. Designed with lifestyle in mind, the flowing floorplan offers multiple living zones, seamless indoor-outdoor connection and a sun-drenched northerly aspect.

At the heart of the home, a generous open-plan living and meals area is anchored by a well-appointed island kitchen, complete with breakfast bar-perfect for everyday living and entertaining alike. Sliding doors extend the space outdoors to a covered alfresco and private backyard, bathed in all-day sunshine.

For growing families, the backyard is a true standout-offering a secure, sun-filled space where kids can play for hours and enjoy the kind of outdoor lifestyle that's becoming increasingly hard to find.

A separate living room at the front of the home provides a peaceful retreat, while the thoughtfully segregated bedroom wing ensures privacy and comfort for the whole family.

Recently installed solar panels provide cost of living relief on those

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**FOR SALE**  
\$1,149,000+

**VIEW**  
Sat 11th Apr @ 11:00AM - 11:30AM

**AGENTS**  
Ben Jones  
0420863351  
ben.jones@ljhookerprojects.com.au

**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

quarterly power bills.

**Features:**

- Expansive north-facing backyard ideal for growing families
- Secure, grassed lawn with plenty of space for kids and pets to play
- Covered alfresco overlooking the yard-perfect for supervising while entertaining
- Light-filled open-plan family and meals area
- Separate front living/dining room for added versatility
- Island kitchen with breakfast bar and great connection to living spaces
- Four well-proportioned bedrooms, master with ensuite
- Single-level design for easy living
- Solar panel system for improved energy efficiency

**Location Highlights:**

- Moments to local shops, cafés and restaurants
- Close to quality schools and early learning centres
- Easy access to Horse Park Drive, Federal Highway and the City
- Short drive to Gungahlin Town Centre

**Sizes (approx.):**

- Internal: 171 sqm
- Garage: 35 sqm
- Total: 206 sqm
- Block: 503 sqm

**Outgoings (approx.):**

- Rates: \$865 per quarter
- Land Tax (investors): \$1,611 per quarter
- EER: 5.0 stars

A home designed for families to grow, play and create lasting memories.

**MORE DETAILS**

Property ID	2FC9FHK
Property Type	House
House Size	180 m2
Land Area	503 m2
EER	5

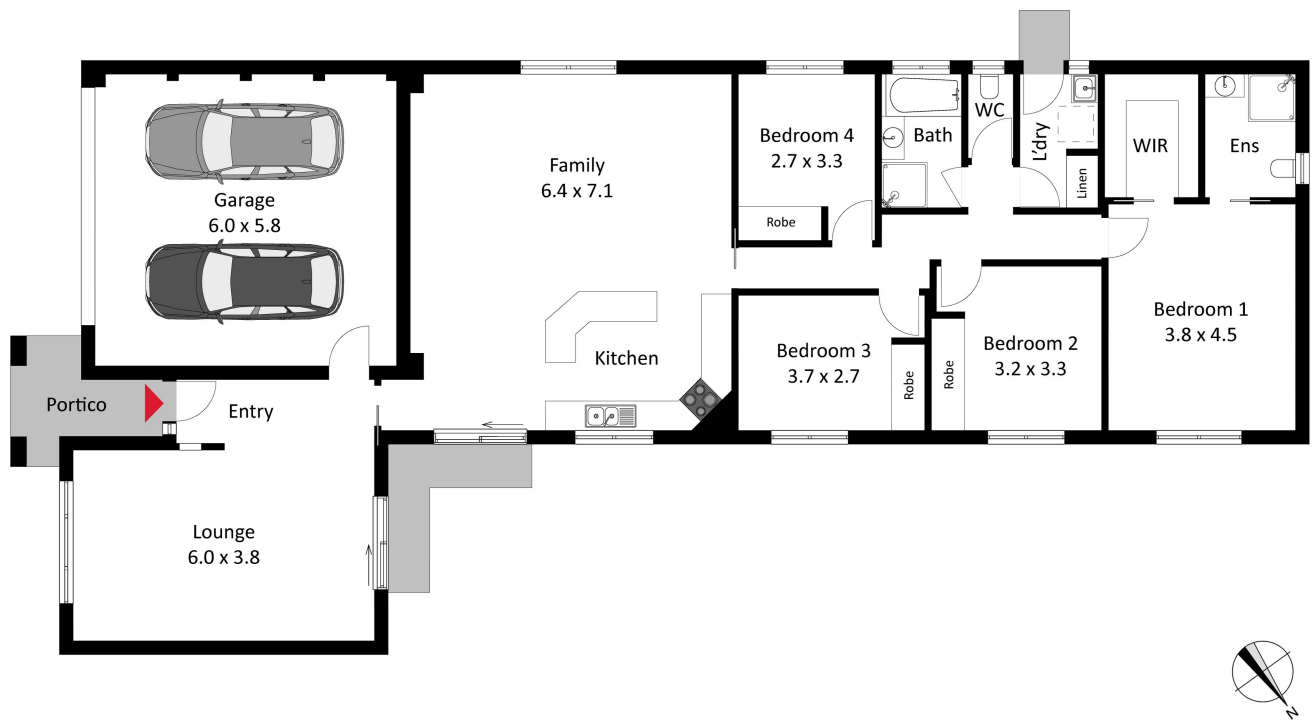
**Ben Jones 0420863351**

ACT & NSW Licensed Agent. | [ben.jones@ljhookerprojects.com.au](mailto:ben.jones@ljhookerprojects.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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