

11 Anchorage Street, Harrison

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Effortless Family Living in a Prime Harrison Pocket

Auction Location: Canberra City Auction HQ

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.

FOR SALE
Auction

AGENTS

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AGENCY

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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.



Recently installed solar panels provide cost of living relief on those 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.

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



MORE DETAILS

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

Ben Jones 0420863351

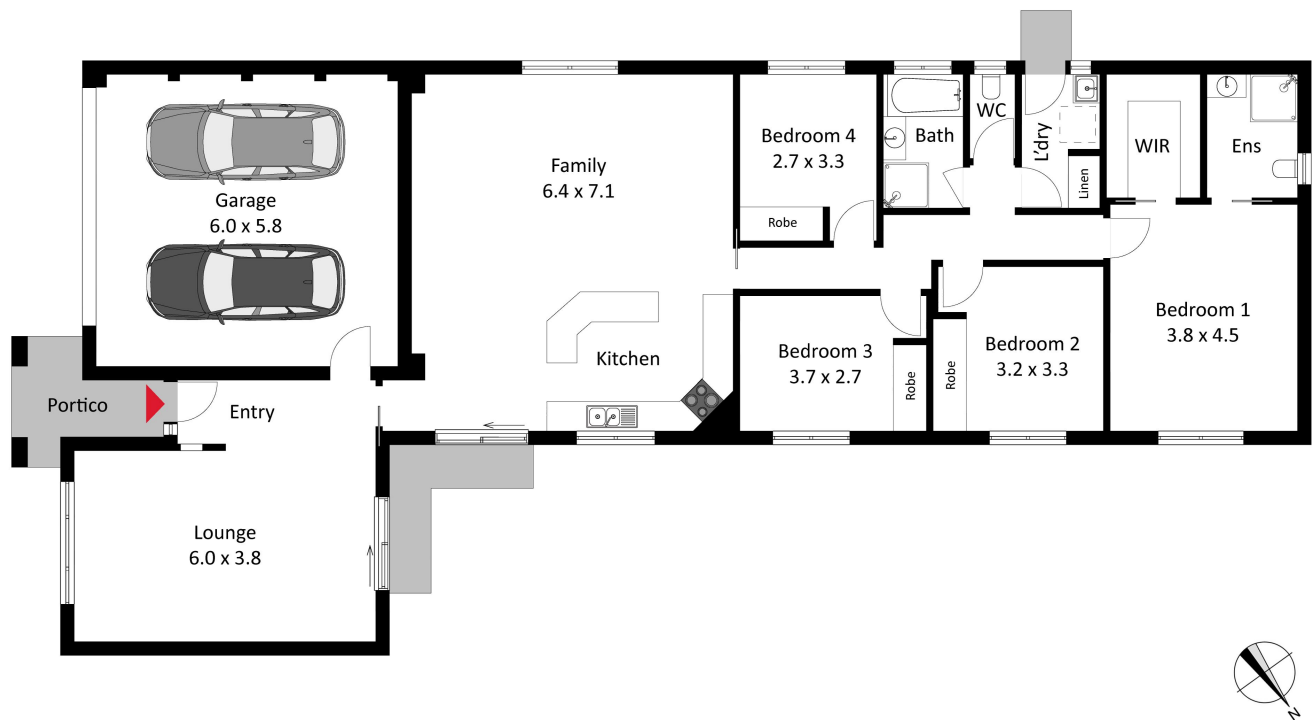
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