



14 Cedar Street, Harrison

Live here, and life could get a lot easier…

14 Cedar Street is a unique family home that combines low maintenance living with city convenience. Who needs a yard when there's a reserve across the road.




Offering 175sq/m of living, the home features four bedrooms, ensuite, a large formal living, study nook, separate family room/meals area, separate laundry, downstairs powder room and a spacious kitchen.

The kitchen comes complete with 900mm gas cooktop, electric oven, plenty of cupboard space and stone bench tops.

All the bedrooms are carpeted. The main bedroom includes an ensuite and private balcony overlooking the reserve. Bedrooms two, three and four have built-in cupboards.

The home also includes a large double-lock up garage with rear lane access. Between the residence and garage is a large, covered pergola area perfect for outdoor entertaining.

This home is perfect for anyone looking for a family-size home but minimal gardening.

4  2  2 

FOR SALE
\$890,000

AGENTS

Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

Julian Parmeter
0415 377 225
jparmeter@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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**

For more information, please call: Jeff Shortland,
0417 483 627, or email Jeff.shortland@ljhooker.com.au

In brief:

Superb two-storey brick veneer home
Parkland views
Four bedrooms
Ensuite
Balcony to main bedroom
Downstairs powder room
Double garage at rear (lane access)
Formal living
Open-plan family room, dining and kitchen
Stone bench tops
Electric cook top and oven
Continuous gas hot water
RCAC
Laundry
Covered pergola area
175sq/m of living
40sq/m DLUG
Exceptional location
Harrison School and shops 900m
Gungahlin CBD 2km
Canberra City 10km
Aspect: NNW
Build mid-2007
Rental assessment: tba

General:

- UV \$389,000 (2024)
- Rates approximately \$2500
- Land tax (investors only) \$4100
- Strata not applicable
- EER 4.5

MORE DETAILS

Property ID	35H5GCY
Property Type	House
House Size	175 m2
Land Area	248 m2
EER	4.5

Jeff Shortland 0417 483 627

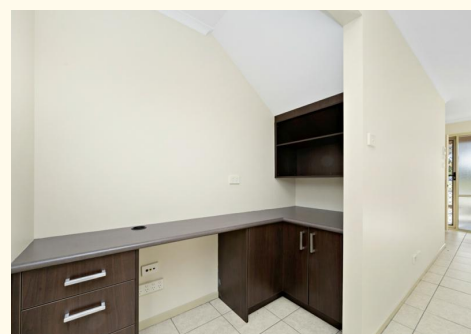
Licensed Agent | jeff.shortland@ljhooker.com.au

Julian Parmeter 0415 377 225

| jparmeter@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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