







20 Adventure Street, Harrison

A Little Beauty In A Location You'll Love!

Perfectly positioned opposite a beautiful reserve and pond in the ever popular suburb of Harrison, 20 Adventure Street is the kind of home that makes you feel welcome from the moment you arrive. Cute, beautifully presented and completely move in ready, this delightful three bedroom residence offers an effortless lifestyle for first-home buyers, young families, downsizers and savvy investors alike. With all the hard work taken care of, you can simply unpack, settle in and start enjoying everything this wonderful home and its surroundings have to offer.

Inside, a warm and inviting atmosphere is complemented by plantation shutters, three generously proportioned bedrooms all featuring built-in robes, and split system heating and cooling throughout to keep you comfortable in every season. The beautiful open-plan kitchen, dining and living area forms the heart of the home, providing a wonderful space to cook, connect and unwind. Flowing seamlessly from the living area, the private backyard is an absolute delight, offering the perfect setting for weekend barbecues, relaxed afternoons with friends or a safe space for the kids and pets to play. With convenient side access adding another layer of practicality, this is a home that combines everyday comfort with easy living.

3 1 1

FOR SALE
$775,000+

VIEW
Thu 19th Nov @ 4:45PM - 5:15PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

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Adding even more appeal is the impressive collection of energy-efficient features, including solar panels with battery storage and an outstanding Energy Efficiency Rating (EER) of 6. These are fantastic additions for buyers looking to embrace a more energy-conscious lifestyle while helping to reduce reliance on the grid. A beautiful family bathroom completes the picture, ensuring this charming home is as functional as it is inviting.

And then there's the location! Harrison is one of Gungahlin's most sought-after suburbs, loved for its family-friendly atmosphere, leafy surrounds, walking paths and convenient access to everyday amenities. With the reserve and pond right across the road, you can enjoy peaceful morning strolls, evening walks and a lovely natural outlook just steps from your front door. Harrison's local shops, cafes, schools, parks and playgrounds are all part of the appeal, while the nearby Gungahlin Town Centre offers an even greater selection of supermarkets, restaurants, retail stores, medical facilities and essential services. The light rail provides a convenient connection towards the Canberra city centre, with easy access to surrounding arterial roads making commuting and getting around Canberra a breeze.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:
- Location
- Solar + 10kw battery
- Three bedrooms + built ins
- X3 Split system heating/cooling
- Landscaped front and back
- Single lock up garage
- Plantation shutters
- Ducted heating

PROPERTY INFO:
Rates: $2,793 p.a approx.
Land Tax: $4,799 p.a approx.
EER: 6.0

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MORE DETAILS

Property ID	2H9MF9Q
Property Type	House
House Size	125 m2
Land Area	250 m2
EER	6

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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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