



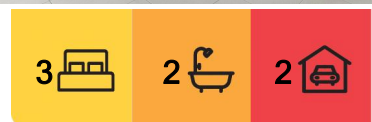
## Harrison, 23 Katoomba Street

Fresh, Stylish & Move-In Ready in the Heart of Harrison

Freshly painted, newly carpeted, and radiating street appeal, this immaculately presented home is the perfect combination of comfort, style, and convenience.

Step inside and be greeted by bright, separate living areas with the front room framed by a double-glazed picture window and a thoughtfully designed layout. With three generous bedrooms all tucked away upstairs with a FFTP enabled study nook, the home offers both privacy and functionality. Enjoy the flexibility of two separate living areas, ideal for growing families, work-from-home setups, or entertaining guests.

The airy kitchen is a standout, featuring Miele stainless steel appliances, ample bench and storage space, and a light-filled outlook to the rear courtyard. With your brand new 6m commercial grade deck, the perfect low-maintenance space to relax or entertain, framed by a tidy courtyard that requires minimal upkeep.



**For Sale**  
\$840,000 - \$860,000

**View**  
Sat 7th Jun @ 9:00AM - 9:30AM

**Contact**  
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**EER** ★★★★★★



**Disclaimer:** 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 Manuka**  
(02) 6239 5551

If you need storage space then the loft in the large double garage is ideal for you! Store away bulky luggage and Christmas decorations and free up the space in the home. Secondary garden shed for tools and bikes.

Features include:

- \* Double garage with a versatile loft space & shed storage —ideal for storage or hobbies
- \* Bright and inviting light filled living zones throughout
- \* Fresh paint and brand-new carpets —simply move in and enjoy!
- \* Beautifully presented from the street, in a quiet, family-friendly location
- \* Ducted reverse cycle heating and refrigerated cooling
- \* Honeycomb insulating blinds throughout
- \* Balcony & ensuite off the master bedroom
- \* Built-in robes to all bedrooms
- \* Villeroy & Boch rainfall showers and semi-frameless shower screens in both bathrooms
- \* Crimsafe screens
- \* NBN Fibre-to-the-Premises hard wired to upstairs Study nook
- \* Miele Oven with pyrolytic cleaning & Miele dishwasher
- \* Low maintenance courtyard to the front and back
- \* Brand new entertaining deck in the securely fenced courtyard

You'll love the unbeatable convenience —just a short stroll to local playing fields, Mother Teresa School & Harrison School, scenic walking trails, cycle paths, ponds, and the Light Rail. Plus, Gungahlin Town Centre is just minutes away for all your shopping, dining, and lifestyle needs.

Whether you're starting out, investing, or searching for your next family home, 23 Katoomba Street is the one you've been waiting for.

#### Outgoings & More Property Information

EER: 5.0

Rates: \$630p.q. (approx.)

Land Tax (if rented): \$1,025p.q. (approx.)

Internal Living: 135sqm (approx.)

Block size: 267sqm (approx.)

Garage size: 45sqm (approx.)

Balcony size: 8sqm (approx.)

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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## More About this Property

<b>Property ID</b>	1U1DFMF
<b>Property Type</b>	House
<b>House Size</b>	135 m2
<b>Land Area</b>	267 m2
<b>EER</b>	5
<b>Including</b>	Study Ducted Cooling Ducted Heating Toilets (1) Courtyard Deck Dishwasher Built-in-Robes Secure Parking Liveability

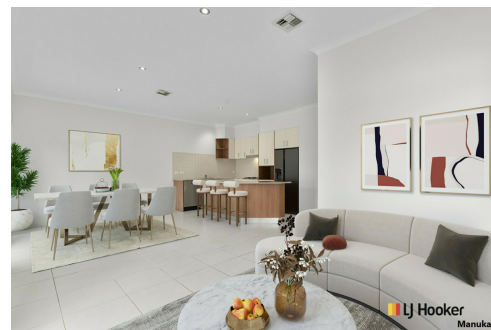
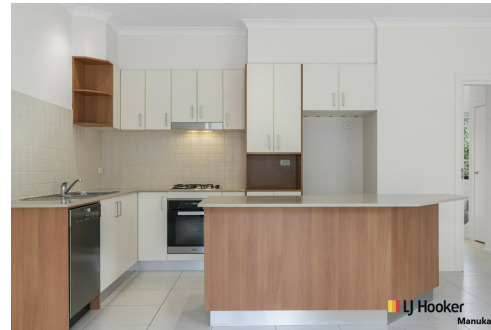
**Samuel Thompson 0412 300 774**

Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

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Manuka

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