



23 Parsley Street, Harrison

## Volume, Light and Thoughtful Design

A residence that defies the ordinary, where scale and light aren't afterthoughts but core design elements. Three-metre ceilings in the formal lounge draw natural light deep into the home, creating volume and presence rarely found in this market. Living zones connect with ease, anchored by an expansive family area and a custom kitchen fitted with quality appliances and generous bench space, built for everyday function and effortless entertaining.

The main suite is genuinely king-sized, complete with a walk-in robe and a well-appointed ensuite that feels calm and considered. Three additional bedrooms are all oversized with built-in robes, offering flexibility for family living, guests, or working from home without compromise.

Orientation has been carefully considered, allowing the home to capture light throughout the day. Ducted gas heating, evaporative cooling, solar panels, a security system and ducted vacuuming add layers of comfort, efficiency and long-term practicality.

Outdoors, leafy privacy defines the setting on a generous block, complemented by a large double garage with internal access and

4 2 2

**FOR SALE**  
\$1,059,000+

### 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.



established greenery that delivers a sense of separation rarely achieved this close to amenities.

This is a home where substance leads and style follows. Well-proportioned, intelligently designed, and quietly confident - suited to buyers who value quality that speaks for itself.

Why this property captivates:

- Three-metre ceilings and thoughtfully proportioned living zones creating a sense of space and light
- Two separate living areas providing flexibility for family life and entertaining
- Custom kitchen with gas cooktop, quality appliances, and generous bench space
- King-sized main suite with walk-in robe and private ensuite
- Oversized secondary bedrooms offering privacy and flexible accommodation options
- Indoor-outdoor flow to a private, leafy backyard perfect for entertaining or quiet relaxation
- Abundant natural light throughout enhancing openness and warmth
- Ducted gas heating, evaporative cooling, solar panels, security system, and ducted vacuum for comfort and efficiency
- Large double garage with internal access and additional off-street parking
- Positioned in a quiet, established street with easy access to schools, shops, and local amenities

Proximity to Amenities:

- Within 3 minutes' drive to Harrison Early Learning Centre and local childcare options
- Within 4 minutes' drive to Harrison School and neighbouring public schools
- Within 5 minutes' drive to Gungahlin Marketplace and local cafés, supermarkets, and everyday shopping
- Within 6 minutes' drive to Gungahlin Town Centre retail, dining precincts, and leisure facilities
- Within 7 minutes' drive to Gold Creek School and other educational options
- Within 8 minutes' drive to Yerrabi Pond and surrounding parks and recreation areas
- Within 12 minutes' drive to Canberra City (CBD) via main arterial roads
- Within 15 minutes' drive to Calvary Bruce Private Hospital



## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 36BPGCY |
| Property Type | House   |
| House Size    | 180 m2  |
| Land Area     | 455 m2  |
| EER           | 4.5     |

**Troy Thompson 0408 694 917**

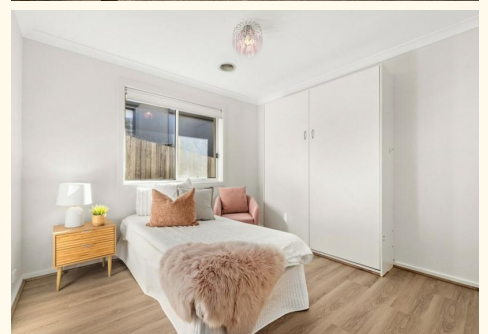
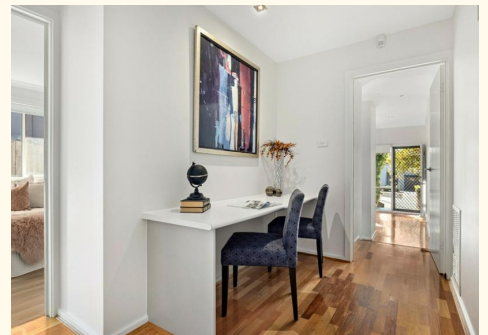
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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