



36 Cedar Street, Harrison

Designed for the Way You Live

- Room Auction | LJ Hooker Canberra City Office | Wednesday the 6th of May at 6pm

FIND.

Positioned in a highly convenient and family-friendly pocket of Harrison, this spacious two-storey house delivers modern living with an emphasis on comfort, flexibility and low-maintenance appeal. Thoughtfully designed and well-maintained, the home offers generous proportions across two levels, making it ideal for families, professionals or investors seeking both lifestyle and practicality. Surrounded by private courtyards and established gardens, this is a home that offers both space and privacy in a sought-after location close to everything you need.

LOVE.

Step inside to discover two spacious living areas on the ground floor, providing flexibility for both formal and casual living. The heart of the home is the modern kitchen, complete with gas cooking, an island bench and breakfast bar, perfectly positioned to connect with the dining and living spaces.

Upstairs, all four bedrooms are generously sized and carpeted, creating a comfortable retreat for the whole family. The main bedroom features its own private balcony, walk-in robe and ensuite, while the

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AUCTION

Wed 6th May @ 6:00PM

VIEW

Sat 2nd May @ 1:00PM - 1:30PM

AGENTS

Eoin Ryan-Hicks
0424 042 419
eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkippax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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.



remaining three bedrooms include built-in robes and are serviced by a main bathroom with a W/C.

Hardwood timber flooring flows throughout the living areas, while ducted inverter heating and cooling ensures year-round comfort. A separate laundry with built-in storage and a convenient downstairs powder room add to the home's functionality.

LIVE.

Outdoors, the home is framed by both front and rear private courtyards, offering multiple spaces to relax, entertain or enjoy time with family. The rear courtyard features an undercover entertaining area, making it perfect for year-round gatherings, while the established gardens add a sense of privacy and greenery.

A large double automatic garage, provides secure parking and additional convenience.

Located just moments from local schools, parks, shops and public transport, and within easy reach of Gungahlin Town Centre and the light rail, this home offers a lifestyle of ease and connectivity in one of Harrison's most desirable pockets.

ABOUT THE AREA

Local Transport:

- Easy access to light rail and bus services
- Quick connection to Gungahlin Town Centre and Canberra CBD

Shopping & Dining:

- Gungahlin Marketplace
- Harrison shops and cafes
- Franklin and Grace local centres

Schools:

- Harrison Public School
- Mother Teresa School
- Burgmann Anglican School

WHAT THE OWNER LOVES:

It is a great family home in a quiet and safe neighbourhood. The home is across the road from a park and children's playground and 5 minutes to the Harrison wetlands.

OVERVIEW

- Four bedrooms | 2 Bath | 2 Car Garage
- Main bedroom with balcony, walk-in robe and ensuite
- Three additional bedrooms with built-in robes
- Two spacious living areas downstairs
- Modern kitchen with gas cooking, island bench and breakfast bar
- Hardwood timber-look flooring in living areas
- Ducted inverter heating and cooling
- Separate laundry
- Downstairs powder room
- Front and rear private courtyards
- Covered outdoor entertaining area

RATES / SIZE

Living Size: 157sqm approx.

Block Size: 248sqm approx.

Rates: \$2,738p.a approx.

Land Tax: \$4,458p.a approx.

EER: 4.0

Year Built: 2006

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EER 

MORE DETAILS

Property ID	1J1TF9U
Property Type	House
House Size	157 m2
Land Area	248 m2
EER	4

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

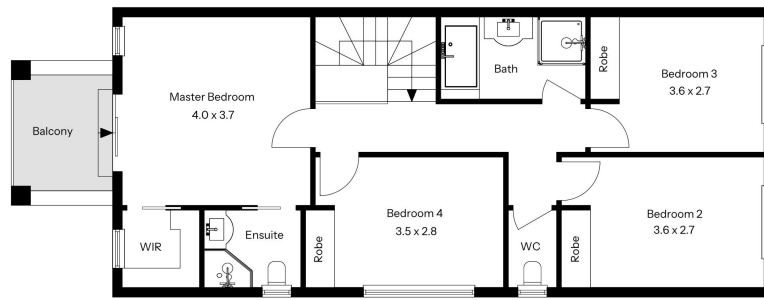
Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

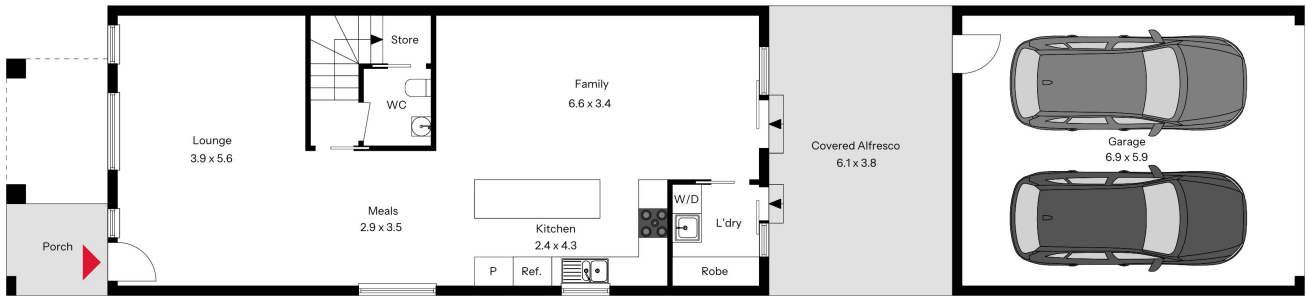
LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kipax@ljhooker.com.au





Upper Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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