



## Harrison, 43 Cedar Street

Family Treasure Trove - Simply Stunning.

Auction Location: LJ Hooker HQ

Tucked away in this tight knit community is this wonderful family home which is not only equipped with all the bells and whistles but will be absolutely perfect for your family to enjoy for many years to come.

This family has cherished their home. Each space, indoor and outdoor, has been meticulously planned or renovated. Although bittersweet, their decision to move is fueled by the desire for wide-open spaces, closer to family. Now opening up the opportunity for you to call this your home!

Step inside and be greeted by the spacious and well-lit interiors. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating an ideal space for entertaining friends and family.



**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.

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/2AD3FHK](http://ljhooker.com.au/2AD3FHK)

**Contact**  
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EER ★★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

The real heart of this home is the gourmet kitchen featuring top-of-the-line appliances, ample storage, and thought out finishing's. Cooking enthusiasts will appreciate the functionality and beauty of this well-designed space. Which includes a new Falcon Dual fuel electric oven, gas cooktop and a coffee/wine bar. The expansive kitchen island. Perfect for casual meals, entertaining guests, or even doubling as a workstation, this island adds both functionality and style to the heart of your home.

The master suite boasts a private ensuite bathroom and generous walkthrough built in robes. It is equipped with Electric operated outdoor blinds to retreat from the hot summer sun or just to create an atmosphere of relaxation. The other rooms have proven their versatility providing an office, home gym and a space for guests.

Enjoy the beauty of all seasons in the private backyard. Whether you're hosting a summer barbecue, tending to your veggie garden in the purpose built garden beds or simply unwinding after a long day in the pergola under the main roof of the home (also fitted with electric operated outdoor blind). This space is perfect for creating lasting memories.

Nestled in the heart of Harrison, you will enjoy the convenience of being close to schools, parks, services, and dining. Commuting is a breeze with easy access to major highways and public transportation.

This truly is a home to be inspected in person so please pop into an open home or call me to discuss this opportunity.

Work completed in the last 12 months:

- Full kitchen renovation, including:
- New Falcon 90cm freestanding dual fuel oven/stove
- New Zip hydro tap plus boiling, chilled, sparkling filtered water
- Westinghouse 900w microwave
- Qasair 90cm Lismore executive under-cupboard rangehood
- Oliveri Vilo pull-out mixer tap
- Turner Hastings butler sink
- Caeserstone Arabetto benchtop
- Slide out rubbish and recycling bins
- Pendant downlights
- Hand-crafted white porcelain subway tiles
- Additional power points in kitchen
- Custom-designed Singer sewing machine vanity stand and vanity installed
- Italian 'Tuffeau' 600mm x 900mm floor tiling throughout main living areas
- Timber plantation shutters (bedrooms) and pvc plantation shutters (wet areas) installed
- Custom-designed Double Wall bed ('Murphy bed') installed in bedroom 2

Additional work completed since purchase:

- Fully landscaped gardens, including vegetable garden beds, automated irrigation system, and feature uplighting
- Electric operated outdoor blinds 1% mesh privacy 'black opal' on main bedroom and pergola



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- Timber plantation shutters in front areas of home
- Australian spotted gum floating floorboards by Hurford Flooring installed in front living room and all bedrooms.
- 20 Solar panels saving around 20% on your next levy.

Property Address: 43 Cedar Street, Harrison.

Home size: 140m2 Total living space and total block size 448m2 Garage space 36m2.

Land Tax (if rented): \$1,388 per quarter (approx.)

Rates: \$810 per quarter (approx.)

Current weekly rent: \$750 - \$800 per week (approx.)

EER: 6.0 stars

## More About this Property

<b>Property ID</b>	2AD3FHK
<b>Property Type</b>	House
<b>EER</b>	6

**Tom Grenfell 0432 383 753**

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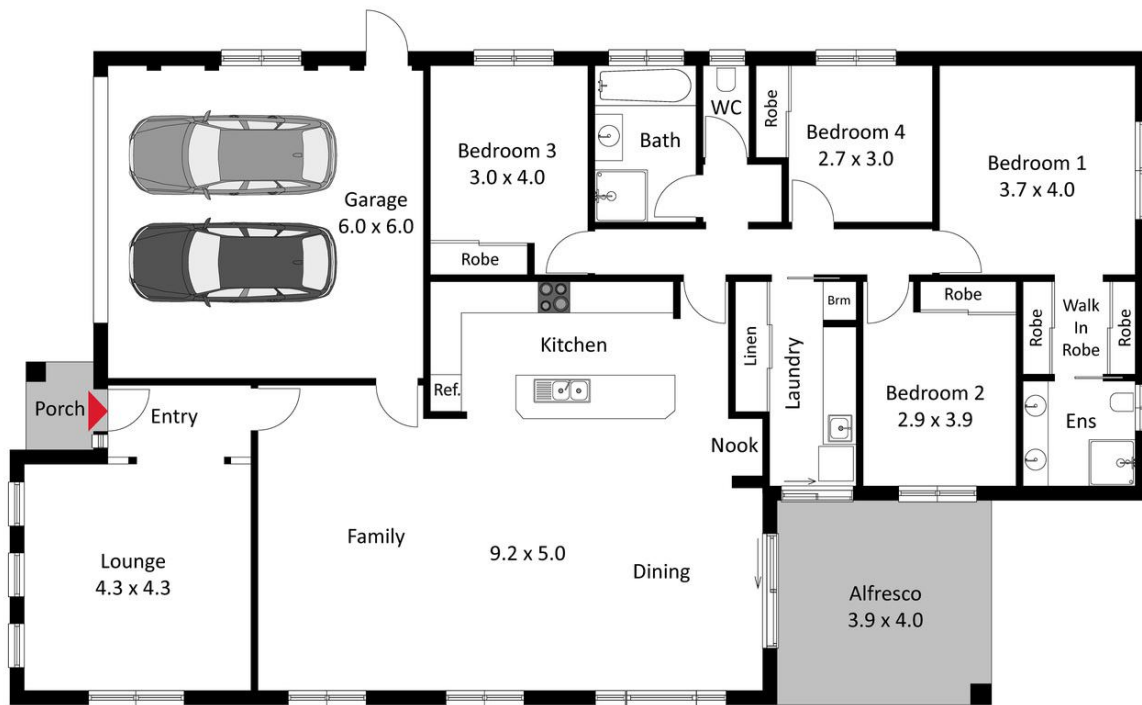
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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