

## Harrison, 64 Kalianna Street

### So Much More Than The Standard Package

64 Kalianna Street provides that little bit extra in every sense available. On offer for the first time since purchased from the builder, is this 4 bedroom, 2 bathroom property in the highly sought after neighbourhood of Harrison. With easy access to public transport and main roads, this home is perfect for young families looking to upsize, and downsizers that want to reduce the landholding.

All facets of the property are larger than the regular offerings in the area, be it the bedrooms, living rooms, solar system and garaging/storage.

Stepping through the front door, you are immediately presented with an oversized lounge room with vaulted ceilings that could easily be segregated into separate dining and living spaces. Through the sliding doors from the entry hall, you step into a large, open plan second living space adjacent to the kitchen with stone benchtops, copious amounts of storage, gas cooking, Miele dishwasher and integrated Omega ovens and microwave. All

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**For Sale**  
Auction

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**Contact**  
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**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.

EER

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living areas have quality blackbutt timber hardwood flooring installed.

From the kitchen, step outside to a spacious covered alfresco area with gas connection for BBQ's with family and friends. Surrounded by easy care, established low maintenance gardens, take your weekends back from yard work and spend the time how you desire.

Through to the rear of the property is the accommodation wing of the residence, with the main bathroom with spa tub, separate powder room and three other bedrooms all equipped with built-in robes. The master bedroom boasting an ensuite and walk-in robe.

Car accommodation is provided with an extra-large 2 car garage with additional space for storage or workshop, and an additional hardstand on the other side of the residence.

The home is equipped with ducted, zoned reverse cycle heating and cooling, with an oversized inverter tucked away behind the garage. What's more, reduce your running costs with a whopping 10KW solar array present.

With easy access to both Gunghalin Town centre, and a short commute to the City either by car or well-connected public transport options. Entertainment options are endless.

Quality schools nearby consist of The Harrison School & Gungahlin College all in catchment, in addition to Burgmann College and Mother Theresa Primary School. It's situated close to nearby parkland with playground facilities available, the Carrick and Joey Parks Playgrounds just a short walk away.

This property is sure to not last, now is your chance to gain your foothold into the Gunghalin market.

Features:

- Oversized living areas
- Blackbutt solid timber flooring throughout living and kitchen
- Large garage with storage, including garden shed
- Low maintenance established gardens
- Ducted, zoned reverse cycle heating/cooling
- Oversized inverter
- Spacious kitchen with stone benchtops, dishwasher, gas cooktop, integrated double oven and microwave
- Master bedroom with ensuite and walk-in robe
- Three other bedrooms all with built-in robes and ceiling fans
- Spa bath to main bathroom
- 10kW solar array
- Well connected public transport options
- Covered alfresco with ceiling fan and gas bayonet connection for BBQ

Rates: \$3,486 p.a. approx.

Land Tax (if applicable): \$6,632 p.a.

EER: 4



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## More About this Property

<b>Property ID</b>	HYRH5W
<b>Property Type</b>	House
<b>House Size</b>	205 m2
<b>Land Area</b>	480 m2
<b>EER</b>	4
<b>Including</b>	Air Conditioning Floorboards

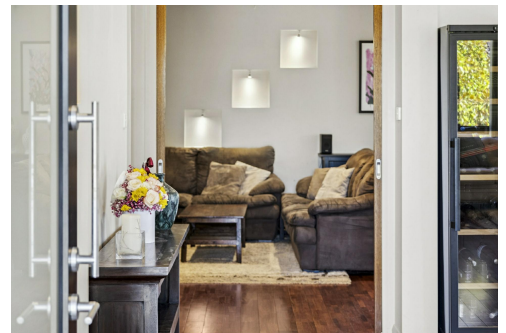
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23 Briery Street, WESTON CREEK ACT 2611

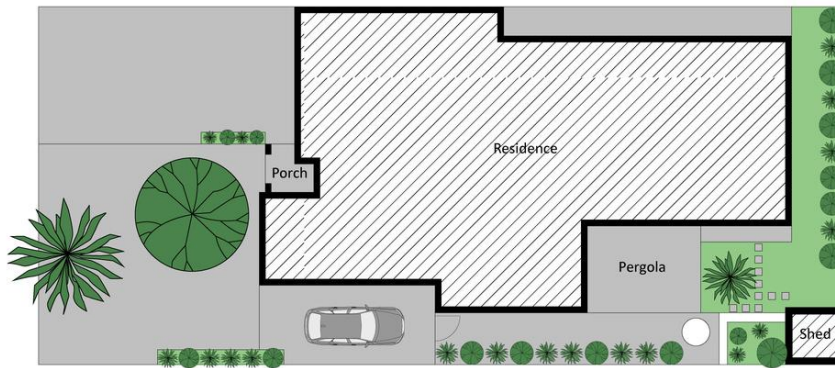
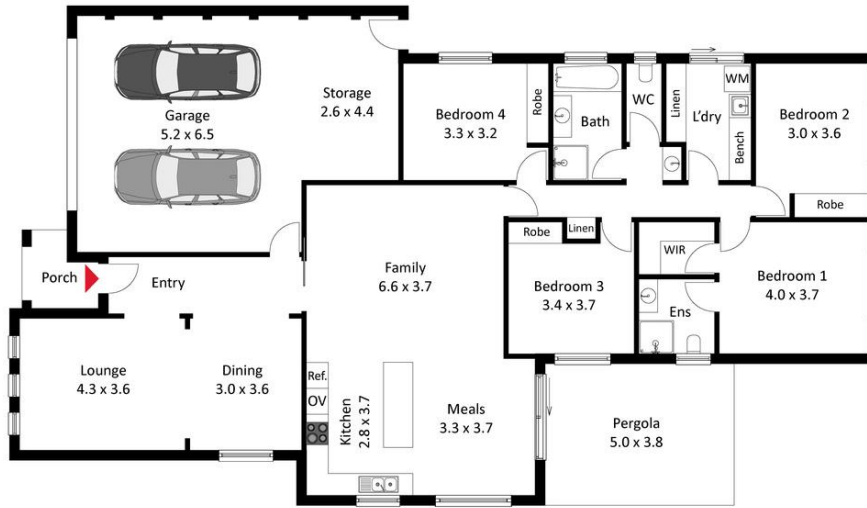
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

