



## Harrison, 7 Casilda Street

### Spacious Family Home!

Spacious and in a great location this 4-bedroom, 3-bathroom home is nestled in the heart of Harrison. With its spacious layout, this home offers space and convenience for you and your family.

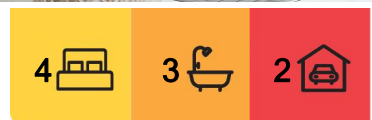
Enjoy the ultimate parental retreat in the oversized master bedroom, complete with ensuite bathroom and walk in robe.

The remaining bedrooms are also generous in size and feature built in robes. In the 4th bedroom you'll find a large built in robe and a second ensuite, providing the ideal space for a guest room, home office or teenage retreat.

The kitchen is situated in the heart of the home and features a gas cooktop, dishwasher, stone benchtops and plenty of storage. Looking out over a spacious dining and family room with direct access to the alfresco area, it's the perfect place for entertaining.



**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.



**For Sale**  
\$1,100,000

**View**  
[l.jhooker.com.au/HNZ73F8H](https://l.jhooker.com.au/HNZ73F8H)

**Contact**  
**Robert Murphy**  
0414 734 185  
[rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

The back yard is secure making it ideal for children and pets. The low maintenance garden means you will have more time for doing the things you love.

Conveniently located near a nature reserve, schools and Gungahlin Town Center, this home offers easy access to everything you need for convenient living.

#### Features:

- \* Large living areas
- \* Generously sized bedrooms with built in robes
- \* 2 ensuite bathrooms
- \* Large master with walk in robe
- \* Open plan kitchen, living/dining with direct access to al fresco area
- \* Kitchen with stone benchtops, gas cooktop, dishwasher and plenty of storage
- \* Secure, low maintenance back yard
- \* Walking distance to nature reserve
- \* Short drive to Gungahlin Town Centre

House size: 182 sqm

Block: 429 sqm

CUV: \$500,000

Rates: \$2,801 p.a.

Land Tax: \$4,560 p.a. (investors only)

#### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

<b>Property ID</b>	HNZ73F8H
<b>Property Type</b>	House
<b>House Size</b>	180 m <sup>2</sup>
<b>Land Area</b>	429 m <sup>2</sup>
<b>EER</b>	5.5

#### Robert Murphy 0414 734 185

Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

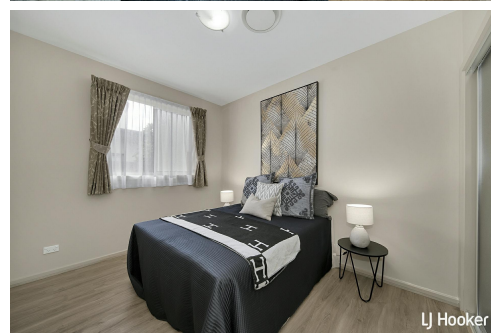
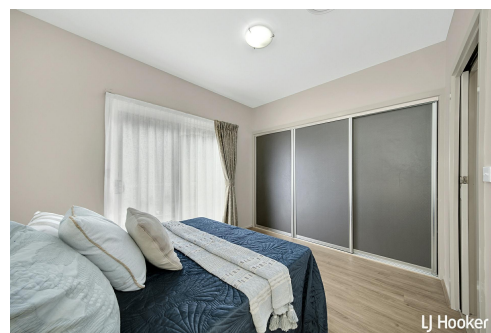
#### Kathy Komar 0455 891 351

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

#### LJ Hooker Belconnen (02) 6251 1477

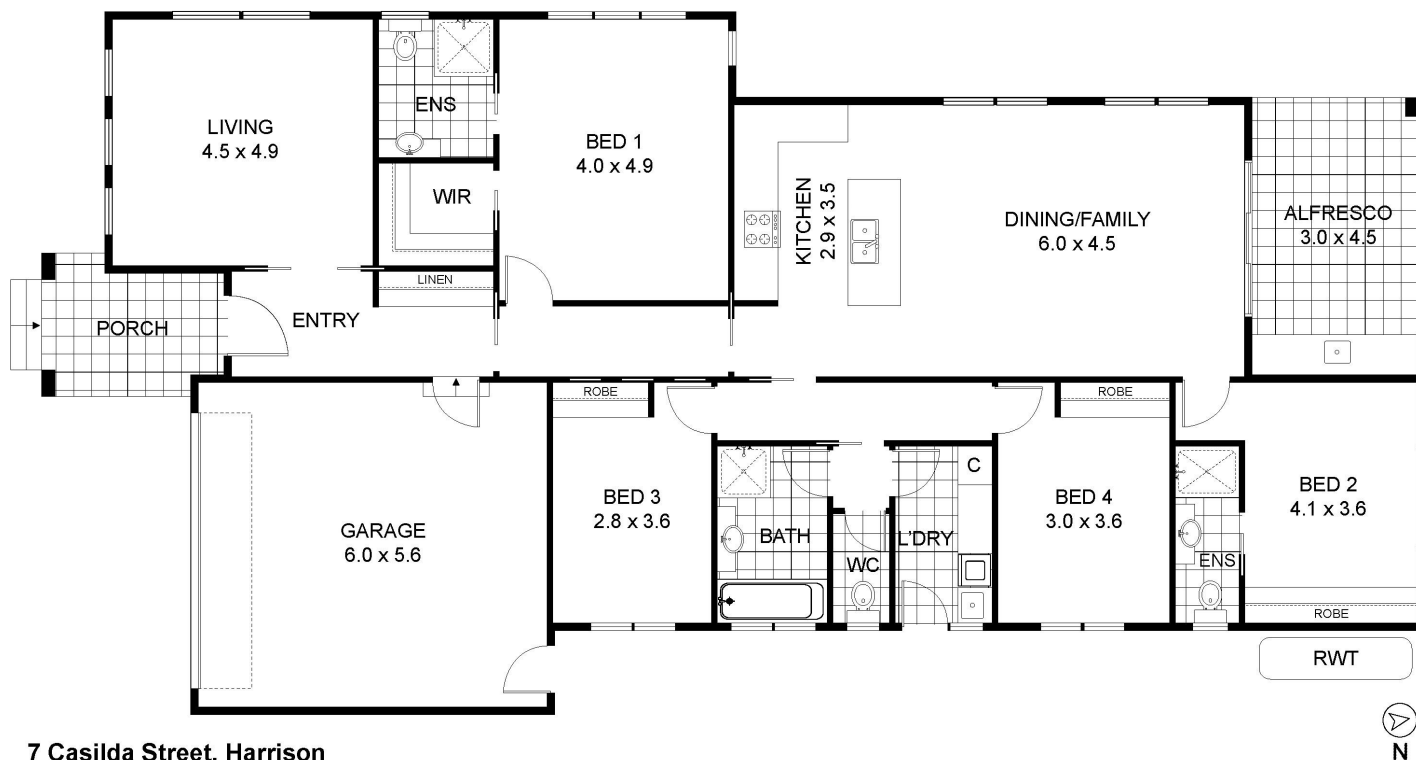
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**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 Belconnen**  
**(02) 6251 1477**



**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.

