



## Harrison, 73 Cultivation Street

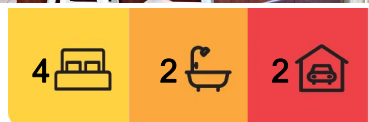
Cultivate Memories in this Beautiful Harrison Home

Tucked away in a quiet, well-established pocket of Harrison, this beautifully refreshed single-level home is a sanctuary of space, warmth, and practicality. A thoughtful floorplan and fresh updates ensure an effortless lifestyle, blending comfort with contemporary convenience.

Sunlight pours into the north-facing living space, a welcoming retreat at the front of the home that pairs beautifully with a second living area-ideal for relaxed family time or entertaining.

The well-appointed kitchen is a central hub, featuring stone benchtops, a walk-in pantry, and quality appliances, creating the perfect space for casual meals and entertaining alike.

Accommodation is generous, with four spacious bedrooms, three featuring built-in robes, while the master suite offers a walk-in robe and a stylish ensuite, complete with a double vanity. The main bathroom is equally impressive, featuring a large bath and a separate



### For Sale

Offers Over \$1,079,000

### View

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### Contact

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toilet for added convenience.

Newly repainted and re-carpeted, the interiors feel fresh and inviting, ready for their next chapter. Designed for year-round comfort, the home is equipped with evaporative cooling and ducted gas heating, ensuring a pleasant environment no matter the season.

Outside, a large covered entertaining area invites you to relax and unwind in the low-maintenance garden-perfect for alfresco dining, weekend barbecues, or simply enjoying the serenity of your own backyard. A double garage with internal access completes the picture, adding practicality to the home's already thoughtful design.

Recently rented (until January 2025) at \$780 per week, this property also presents an enticing investment opportunity.

With its prime location, refreshed interiors, and a layout that balances privacy and connection, 73 Cultivation Street is a home ready to be enjoyed.

At a Glance;

- Single-level, four-bedroom home with a well-designed floorplan
- Two separate living areas, including a north-facing lounge at the front
- Freshly repainted and re-carpeted, offering a modern and inviting feel
- Well-appointed kitchen with stone benchtops and a walk-in pantry
- Master suite with a walk-in robe and ensuite featuring a double vanity
- Three additional bedrooms with built-in robes
- Evaporative cooling and ducted gas heating for year-round comfort
- Large covered outdoor entertaining area and low-maintenance garden
- Double garage with internal access
- 2-minute walk to the nearest bus stop
- 15-minute walk to the Light Rail stop
- 3-minute drive to Harrison School
- 4-minute drive to Shirley Smith High School
- 8-minute drive to Gungahlin College
- 7-minute drive to Gungahlin Marketplace
- 9-minute drive to Capital Region Farmers Market
- 13-minute drive to Dickson CBD
- 16-minute drive to Canberra City CBD

Sizes (approx)

- Internal Living: 176sqm
- Garage: 37sqm
- Total residence: 213sqm
- Block: 514sqm



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## More About this Property

<b>Property ID</b>	1HKME1F92
<b>Property Type</b>	House
<b>House Size</b>	213 m <sup>2</sup>
<b>Land Area</b>	514 m <sup>2</sup>
<b>EER</b>	5

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