



28 Harrison Street, Scullin

## First Time Offered in one of Scullin's Best Streets

Offered to the market for the very first time, this much loved family home presents a wonderful opportunity for buyers looking to secure a quality home with plenty of potential to further update and make their own.

Set on a leafy block of approximately 729sqm, in a lovely tree lined street, the home has been well maintained by its original owner and offers generous living spaces, a practical layout and a warm welcoming feel throughout. While in mostly original condition, the home is neat, tidy and comfortable as is, making it ideal for buyers wanting to renovate gradually over time to create their dream home.

The functional kitchen offers an abundance of cupboard space, while the home also features three ample bedrooms, two bathrooms including an ensuite, evaporative cooling, reverse cycle air conditioning and a new gas hot water system.

Outside, the established gardens provide a lovely leafy setting, with a single carport, storage shed and plenty of additional off-street parking space available.

3 2 1

**FOR SALE**  
By Negotiation

**VIEW**  
Sat 13th Jun @ 11:15AM - 11:45AM

**AGENTS**  
Peta Barrett  
0499 044 028  
[peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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

Conveniently located close to the local Scullin shops, including popular Sweet Bones café and Change Wellness and Yoga studio, the home also enjoys easy access to Belconnen Town Centre and a selection of nearby public and private schools.

With time having come for the original owner to downsize, this is a rare opportunity to secure a potential filled home that has never before been offered to the market. Be quick to inspect, owners have asked that all offers be presented!

Features Include:

- Offered to market for the first time
- Leafy 729sqm block
- Three ample bedrooms
- Two bathrooms including ensuite
- Ideal opportunity to renovate and update over time
- Generous open living spaces
- Sunroom to enjoy north facing living
- Large kitchen with abundant cupboard space
- Evaporative cooling
- Reverse cycle air conditioning
- New gas hot water system
- Established leafy gardens
- Single carport and storage shed
- Ample additional off-street parking
- Great location close to Scullin shops
- Easy access to Belconnen Town Centre
- Popular public and private schools nearby

Stats:

Living space: TBAsqm approx.

Rates: \$3,251pa

Land tax (only if rented): \$5,889pa

Year Built: 1969 approx

EER: TBA stars

## MORE DETAILS

|               |                     |
|---------------|---------------------|
| Property ID   | 36ZNGCY             |
| Property Type | House               |
| Land Area     | 729 m2              |
| Including     | Evaporative Cooling |

**Peta Barrett 0499 044 028**

Licensed Agent | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912

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





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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