# 97 KATOOMBA STREET, HARRISON, ACT, 2914

Catherine Halloran
LICENSED AGENT

# SOLD

## LARGE SEPARATE TITLE HOME!

Experience the best of Gungahlin living with this modern family terrace-style home - separate title, with no body corporate, and close to every convenience!

Offering two separate and generous living spaces on the lower floor, with high ceilings and quality window furnishings, buyers will love the light-filled energy with plenty of room for the family to enjoy. Family meal prep is a breeze in the modern kitchen, with generous bench space and ample storage, finished with quality stainless steel appliances including dishwasher and gas cooking. Off the living area, you will find a charming, private courtyard that captures the sun all day long.

All the bedrooms are well proportioned, each with built-in robes, while the king-sized master features a walk through robe to its private ensuite. Bedroom 4 is positioned sensibly on the ground floor, ideal for guests, elderly parents, or the home office, and bedrooms 1 and 2 share a delightful balcony, surrounded by greenery.

The location couldn't be more convenient, within an easy walk to the light rail, local schools & shopping and an array of lovely walking tracks and open parkland surrounds.

This property is vacant and ready to move in, so submit your enquiry today to arrange an inspection!

Summary of Features:
• 193sqm Living on 339sqm Block
• Two Large Separate Living Areas
• High Ceilings
• Modern Kitchen w/ Gas Cooking, Dishwasher, Pantry
• Downstairs Powder Room for Guests
• Ducted Heating/Cooling
• Built-Ins to all Bedrooms (Main w/ Walk-Thru Robe)
• Large Ensuite to Main Bedroom
• Balcony Access from both Main & Second Bedrooms
• Instant Gas Hot Water
• Ducted Vacuum
• Double Garage w/ Auto Door & Internal Access

## 4 BED | 3 BATH | 2 CAR

PRICE:
$926,000

OPEN FOR INSPECTION:
N/A

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**GARAGE**
6.2 x 6.3

LINEN

L'DRY

WM

POWDER

COVERED ENTERTAINIING AREA
6.8 x 3.4

FAMILY
5.5 x 6.8

KITCHEN

MEALS

F

STORE

LIVING/ DINING
4.5 x 6.1

BIR

BEDROOM 4
3.0 x 3.5

ENTRY

GROUND FLOOR

ENS

BEDROOM 3
3.6 x 3.4

BIR

WC

BATH

W.I.R

LINEN

HALL

BIR

BEDROOM 1
4.5 x 6.0

BEDROOM 2
4.0 x 3.5

BALCONY

UPPER FLOOR

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