

1 Driftwood Ln, Harrison, ACT, 2914

House For Sale

Thursday, 16 January 2025

1 Driftwood Ln, Harrison, ACT, 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 250 m2

Type: House



Duncan Macdonald

Light-filled, single level home facing onto parkland.

Presenting an incredible opportunity for first home buyers, families and downsizers alike, this private, separate title residence enjoys an ultra convenient location in the heart of Harrison. Positioned on the corner of a boutique row of homes, this property captures extensive natural light through its clever layout and ideal orientation. Inside, its practical and stylish finishes invite immediate liveability. This home is surrounded by established fruit trees throughout the wrap-around, private gardens. Immerse yourself in the evolving and dynamic Gungahlin region, with the bustling Town Centre just a short distance away, offering restaurants, shopping and incredible amenity. A rare purchasing opportunity in a quality location. Ready for you to move in!

Features:

- Single level, separate title home on 250m² of land, facing reserve.
- Reverse cycle air conditioning in the lounge room, and main bedroom.
- Tiled open-plan living area, opening onto the covered patio and wrap-around gardens.
- Kitchen with gas cooking and stone bench tops.
- Three good-size bedrooms, each with built-ins and ceiling fans.
- External blinds to bedrooms 2 and 3 and Magnetite double glazing on all windows.
- Two-way bathroom with separate toilet.
- European laundry.
- Double carport off Driftwood Lane, front entrance via Koonalda Street reserve.
- Established gardens with fruit trees, including Fig, cherry, peach, olive and pomegranate.
- Year-round edible aromatics, including rosemary, lavender, mint, parsley and chives.
- Parkland outside your front door, with a park and playground across the road.
- Short walk to the light rail, Shirley Smith High School, Harrison School (preschool - year 10), local shops and Franklin Woolworths.
- Short drive to Gungahlin Town Centre and transport links into the City and Exhibition Park.

Property Details:

House Size: 88m²

Block Size: 250m²

UCV: \$385,000 (2024)

Construction Year: 2012

EER: 6.0

Estimate of Rental Return: \$600 - \$650 per week.

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