

45 Ormiston Circuit, Harrison, ACT, 2914



House For Sale

Tuesday, 19 November 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

ENVIABLE MODERN EXECUTIVE RESIDENCE

Experience the ultimate in space and versatility in this spectacular home on a quiet street with green space opposite. Split level, this residence produces a private and stylish haven boasting 4 large bedrooms, 2 living areas and alfresco entertaining area. Set on an enviable 457m² near level block, the property looks onto the Well Station reserve, boasts beautiful maples in the front and a landscaped low maintenance yard, ideal for outdoor enjoyment and gatherings. The thoughtful floor plan includes a spacious lounge that serves as a welcoming entrance, leading to a sun filled living area that seamlessly flows into the dining, kitchen and family spaces. Beautiful high gloss Italian tiles and soaring 3.3m ceilings add to the appeal. The user friendly kitchen is equipped with 5 burner gas stove, Bosch stainless steel appliances, sleek stone and large island bench, making it a practical and stylish area for cooking and entertaining. The spacious master bedroom is a standout feature, complete with ample storage, walk in robe and access to the alfresco area for enjoying an early morning coffee. Modern ensuite with floor to ceiling tiles and wall hung vanity. The main bathroom, with spa bath and separate toilet services the 3 spacious bedrooms, all with built in robes. Entertaining is a breeze in the covered alfresco area with convenience of remote controlled retractable blinds, outdoor sink and plumbed gas for the BBQ. Convenience is further enhanced by proximity to the light rail station only 400m away, and educational institutions, including Burgmann Anglican High School, Harrison primary and High, Gungahlin and Dickson Colleges, Mother Teresa School- making it an ideal choice for families, with bike path access to all Harrison schools and daycare center. Freshly painted throughout, with new carpet, this executive home is ready to enjoy. Other features include: Solar panels 13.3 kw Cat5e network cabling throughout, centralizing to garage for easy access Hardwired for 5.1 sound system in upper lounge, including wall mounted speakers Wall mounted speakers in main living room 2 car garage with remote doors and internal access Temperature controlled instantaneous gas hot water R/C ducted heating and cooling Back to base alarm system Noise reduction panels on ceilings Great accessibility to major arterial roads- Horse Park Drive, Flemington Rd and Gungahlin Drive Easy access to Franklin shops including Woolworths, Medical Centre, cafe & more Gungahlin Market Place with shops, cafes and clubs only a short 3km drive away. Particulars: Block 22 Section 141 Block size: 457m² approx Rates \$2951 pa Land Tax \$4910 pa UV \$539,000 Residence 187m² Garage 39m² Built 2014

OFFERS WILL BE CONSIDERED PRIOR TO AUCTION