

1/12 Ligar Place, Holder, ACT 2611

BORIS.

Sold Townhouse

Thursday, 28 March 2024

1/12 Ligar Place, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



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It doesn't get much better than this. This beautiful residence was crafted to exacting standards by professional builders Estate Constructions, and this is the builder's own home. Completed in February 2023, this home is in 'as new' condition. Loaded with brilliant inclusions, this property is a must to inspect. A boutique complex of just 3 townhouses located at the top of a quiet Holder cul-de-sac, close to local shops and schools. Number 1 sits proudly at the front and enjoys an elevated position providing a lovely outlook down the street and suburb. The single level design has been oriented to deliver a perfect northerly aspect to the living areas, main bedroom, alfresco deck, and secure paved courtyard. Sunny and spacious with no wasted space, the home offers a large open plan living area with high ceilings spilling out to a covered deck. There is a flexi room at the front off the entry, ideal for a home office, business or simply a second living area. The large picture window gives this room a great vibe! The kitchen is a chef's delight, with plenty of space and storage. The large walk-in pantry with bar fridge amplifies the amenity. Top of the range Bosch appliances include 90cm induction cooktop, oven and dishwasher. Stone benchtops and splashbacks, soft closing drawers and wide fridge space with water point. The master bedroom is spacious, faces out to the courtyard, has a large walk-in-robe and luxurious ensuite, with large shower and double vanities. The secondary bedrooms are a decent size and have full height wardrobes. The main bathroom has separate bath and shower. There is also a separate laundry with stone benchtops, built-in linen cupboards and courtyard access. Other Features;- 135.4 sqm of internal living, 36sqm garage- 108 sqm courtyard, 11.4 sq alfresco deck- Ducted reverse cycle air conditioning- Engineered timber flooring to living - In tile floor heating to bathrooms- Full height wall to wall sheer curtains in all living areas- Double garage with automated door, internal access- LED downlights and quality carpet - Terrific full length, north facing, low maintenance courtyard- Separate water & electricity meters- Instantaneous electric hot water- Double glazing and fly screens throughout- Fully insulated externally and internally- All 3 townhouses are owner occupied- Low strata levies, \$2,584 p.a.- Rates \$3,012 p.a.- Water \$787 p.a.- Rent Appraisal \$750-800/week Boris Property- people first attitude!