

1/51-63 Blackwood Terrace, Holder, ACT 2611

Sold Apartment

Saturday, 17 February 2024



1/51-63 Blackwood Terrace, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: Apartment



Brett Hayman
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Martin Faux
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\$690,000

Superbly located opposite parkland, this impeccably presented townhouse is set over two levels, with an abundance of natural light and a clean, modern finish creating a warm and comfortable setting for relaxed living and entertaining. The spacious open plan living areas link seamlessly to the renovated kitchen, which has been beautifully finished with stone bench tops, feature white splashback tiles and gas hob. Located off the kitchen is a renovated laundry / butlers pantry, featuring shelving in white and oak and ample space for a washing machine, microwave and other kitchen appliances. The living areas are light-filled and open out through sliding doors to the private north facing courtyard. Accommodation is provided by an oversized main bedroom including a superb walk in robe, renovated ensuite and private balcony. The second bedroom is also a very generous size with a large built-in robe, while the third is the perfect spare room or study and also has a built-in robe, both bedrooms are serviced by a modern bathroom. Additional features include, reverse cycle heating and cooling for year round comfort, an abundance of storage including a double lock up garage with automatic doors, large linen cupboard and ample storage under the stairs (perfectly set up as a wine cellar!). This quiet location is adjacent the Holder shops and very handy to Cooleman Court, St Jude's Primary, Duffy Primary, Cooleman Ridge Nature Reserve, the Duffy Dog Park and Holder Dog Off Lead Area. Don't miss the opportunity to secure the relaxed, easy care lifestyle on offer. Call to arrange an inspection today. Additional features:- Multi headed split system heating/air conditioning with outlets in living room and master bedroom- Renovated kitchen with stone benchtops, gas hob and dishwasher - Laundry / Butler's Pantry off the kitchen, with shelving and dryer included- New carpet installed upstairs in May 2022- Sheer privacy roller blinds and block-out roman blinds to the living areas and main bedroom, with block-out curtains or blinds to the main bathroom and other bedrooms- Oversize main bedroom with excellent walk-through robe- Modern ensuite bathroom to main bedroom - Built in robes to remaining two bedrooms- Downstairs powder room- Spacious open living area connecting dining and kitchen - Sunny and private, secure (pet friendly) rear courtyard- Low maintenance courtyard gardens- Internal access from double garage- Adjacent to Holder shops for daily groceries, doctors and laundromat/dry cleaning needs and Bus Stop- Short drive or pleasant walk to Cooleman Court shopping centre- Close to Cooleman Ridge nature reserve- Short walk to St Jude's Primary School- Close to Duffy Dog Park and Holder Dog Off Lead Area Rates: \$2,759 pa (approx.) Land tax: \$3,835 pa (approx.) Body Corp: \$6,082 pa EER: 3.5 Living: 127sqm