

1/7 Hyndes Crescent, Holder, ACT 2611

Sold Apartment

Friday, 27 October 2023



1/7 Hyndes Crescent, Holder, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Chris Wilson
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Jack Wilson
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\$425,000

Conveniently tucked away in a semi secluded end position is this thoughtfully presented ground floor 2-bedroom apartment. Offering an array of features that will make life both comfortable and affordable for the astute purchaser. The open plan living area is north facing and captures the sunlight that comes streaming across the wide front garden verge area. It has quality Luxaflex Honeycomb vertical blinds along with a Crim Safe security sliding screen door. There is a reverse cycle air conditioning unit which will keep the room temperature comfortable all year round. The kitchen is well-appointed and includes strip lighting, plenty of bench space and a window that gives plenty of natural light or if you are after complete privacy then there are dual blinds. You'll love the efficiency that comes with the Induction cooktop and there is a glass splash back that will make cleaning easy. The laundry has been incorporated into this space and comes with a washing machine and fridge so if you are moving out of home for the first time this will make things just that little bit easier for you. Both bedrooms are of a generous size and the main one has its own reverse cycle air conditioning unit along with built-in robes. It has the added luxury of dual roller blinds. One for complete block out the other for privacy. Perfect if you are a shift worker. Bedroom 2 has a free-standing robe and if you're an avid book reader there is a shelf unit for your added convenience. The bathroom is presented in good condition and has natural light and ventilation. A unique feature of the apartment are the solar panels that are located on the roof area. This will assist with your energy bills throughout the year. There is an in-ground swimming pool for the exclusive use of the residents along with a communal meeting room. Other benefits include being close to the Coleman Court town centre. Next door to the Holder shops and of course you are only a short distance to the Stromlo Forrest Park where you can run, ride, swim & walk depending on what takes your fancy. Your car will also be housed away from the elements under the single carport and there is separate storage for all those extra household items that you do not want inside the home. If you are looking for a where you can move straight in then you need to put 1/7 Hyndes Cres, Holder on your inspection schedule this weekend. Apartment Size: 63m² (approx.) Year of Construction: 1977 EER: 5.0 Outgoings: General Rates: \$594 p/qtr (approx.) Land Tax (if rented out): \$785 p/qtr (approx.) Body Corp Levies: \$716 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.