

1 Biggs Place, Holt, ACT 2615

House For Sale

Wednesday, 12 June 2024



1 Biggs Place, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 367 m2

Type: House



Jake Battenally
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Robert Nepomuceno
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\$680,000+

Discover the potential of 1 Biggs Place, Holt, a charming home that offers both comfort and convenience. This property features an open-plan kitchen and family area, complete with electric cooking and a dishwasher, creating a perfect space for casual gatherings. The separate living and dining room provides additional flexibility for entertaining or relaxing. With three bedrooms featuring built-in robes, there's ample accommodation for family or guests. The bathroom is thoughtfully designed with a separate bath and shower, and the laundry room adds to the home's practicality. Outside, the paved entertaining area and established gardens offer a delightful setting for outdoor enjoyment. The double enclosed carport with storage ensures ample space for vehicles and belongings. Located close to Kippax shops, local schools, playing fields, and public transport, this home combines convenience with potential, making it a perfect choice for those looking to add their personal touch. Currently rented for \$540 per week, this home presents a great opportunity for both investors or someone who would like to move into the property in the future. We look forward to welcoming you at our next scheduled inspection.

Features: Open plan kitchen and family
Kitchen with electric cooking and dishwasher
Separate living and dining
3 bedrooms with built-in robes
Bathroom with separate bath and shower
Laundry room
Ducted split system heating and cooling (less than 12 months old)
Paved entertaining area
Established gardens
Double enclosed carport with storage
Solar panels
Ceiling and external cavity wall insulation
Close to Kippax shops, local schools, playing fields and public transport

Stats: Build: 1977
Block: 367sqm
Living: 104sqm
Enclosed Carport: 42sqm
EER: 4.0
UV: \$335,000
Rates: \$2,317 pa
Land Tax: \$3,431 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.