

1 Pickworth Street, Holt, ACT 2615



House For Sale

Saturday, 18 November 2023

1 Pickworth Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 945 m2

Type: House



Peta Barrett
0499044028



Kat Briggs
0499041044

\$850,000+

NOTE – Access to home is from Beaufort Crescent Set on a large block of land of approximately 945sqm, 1 Pickworth Street Holt is a rare offering to the market. Located within easy reach of the thriving Kippax Town Centre, the position is excellent and represents an ideal opportunity for investors and developers, or even first home buyers looking to purchase a home to live in now and then to capitalise on future development opportunities. The house offers three generous bedrooms and a large open living area. There is plenty of potential to make improvements and add your own personal touches, however there are some excellent significant extras included, such as ducted gas heating, reverse cycle air conditioning and solar panels. Secure car accommodation is well provided with a double enclosed carport and a double garage and with loads of space for a workshop. Outdoors, the large backyard provides scope to extend or rebuild. If you are looking to develop and save valuable time and money, current owners already have DA approved plans in place for a dual occupancy build, with two separately titled dwellings. Plans can be made available on request. Don't miss the opportunity to inspect. Prime corner RZ2 block of approximately 945sqm* Three generous bedrooms* Spacious open living area with split system air conditioning* Ducted gas heating* Split system in the living space* Cupboard filled kitchen with gas cooking* 5.4KW solar system installed* Covered entertaining area* Huge fully fenced backyard * Double garage plus a double enclosed carport* Excellent location close to Holt Shops * Kippax shopping and Kingsford Smith School a short distance away* DA approved plans available for two separately titled dwellings House Size: 114sqm Land Size: 945sqm EER: 2.0* Rates: \$2,788pa (approx.) Land Tax: \$4,529pa (approx. if rented out) UCV: \$474,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.