

1 Sharland Place, Holder, ACT 2611

Sold House

Friday, 29 September 2023



1 Sharland Place, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 1

Area: 694 m2

Type: House



Tony Yip

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\$780,000

Whether you're a first home buyer or perhaps looking to downsize or astute investor while remaining in your beloved Weston Creek area, this property is sure to fit the bill. Located on a corner block in a quiet place in Holder is 1 Sharland Place. This sun-filled single level home is set on an 694m² (approx.) parcel in a desirable location. With a flexible floor plan, this home will easily accommodate a growing family. Featuring a spacious living room and separate dining room, three bedrooms, one bathroom, laundry & separate toilet. The generous backyard with established gardens/grass. Conveniently located within walking distance to the local shops, schools, transport and sporting grounds. Features include:

- Generous corner block in Holder
- Roller blinds
- Living area with large windows and a wall-mounted heater
- Open dining and kitchen area
- Timber floor-to-ceiling wall panels in the dining area
- Plenty of benchtop space, a built-in pantry, and an electric cooktop
- The whole house was freshly painted
- Tiled flooring in common areas
- Separate toilet and bathroom
- Double linen closet
- Three bedrooms with large windows, with plenty of natural lighting
- Low maintenance open backyard
- Behind-gate parking or drive way parking

House information:

- Lease till 8 May 2024, \$650 pw
- Land area: 694sqm
- Building area: 107.95 sqm approx.
- Rates: \$3,116.81 pa (approx)
- Land Tax: \$5,286.44 pa (approx)(investment only)
- EER: 3.5