

11 Foxall Street, Holder, ACT 2611

Sold House

Thursday, 9 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Thanks to the contemporary renovation, the new owners can simply turn the keys and enjoy their new home, where no expense has been spared. From the street, you look onto a relatively private frontage thanks to the array of native plants on display. The front deck provides a great entryway as you approach the front. As you enter the home you walk into a great open space that is embraced by natural light thanks to the selection of double-glazed windows and complimented by quality hybrid flooring throughout. The space offers rooms for a comfortable lounge setting, a large 8-seater dining table, and even includes a built-in sideboard and desk space. The kitchen is a standout of the home due to the contemporary and aesthetic finishes, but also the highly functional design that allows you to navigate the daily kitchen tasks with ease. This includes the clever placement of the built-in bins, integrated dishwasher and soft close draws. The kitchen is further complimented by the Stone waterfall island bench, 900mm pyrolytic self-cleaning oven & 900mm induction cooktop. The kitchen opens seamlessly to the outdoor entertaining and deck area. The accommodation is made up of 4 bedrooms in total, all with carpet and additional storage (3 with built-in robes and 1 with wall-mounted shelves). The main bedroom features clever cabinetry in the built-in robes that maximize storage. Off the main bedroom is the dreamy ensuite that features floor-to-ceiling designer tiles, a large shower, and a luxurious 1800mm standalone bathtub that looks onto the greenery of the backyard thanks to the elevated window. The main bathroom also features floor-to-ceiling tiles, a large double vanity, and rain forest shower head, and a handheld shower. The backyard is packed with features whether you're looking to entertain, relax or tinker. Entertainment is made easy thanks to the large rear deck that runs off the kitchen, as well as the bespoke fire pit area that includes built-in seating. A highlight of the yard is the addition of the converted shipping container with reverse cycle heating and cooling. An ideal space for the home office or teenager's retreat. Additional storage/spaces include the garden shed and the large main shed that offers a range of used thanks to the addition of the living space to the rear of the shed. This space has been insulated and includes reverse-cycle heating and cooling. The home is located within a sought-after pocket of Holder, with leafy street even hosting a Christmas party! Within walking distance is Cooleman Court for all your coffee runs and weekly groceries. You are a short walk from St Jude's Primary School and a short drive to Duffy Primary School. Local buses provide access to a range of nearby schools and business hubs. Additional amenities include being in proximity to Stromlo Nature Reserve, Stromlo pool & gym, and the Cotter River. Features: - Renovated 2020 - Hybrid floors throughout living areas - Carpets (installed 2020) in bedrooms - Double glazing - Ducted heating/ cooling with temperature control and timer - 10.56kw solar panels - roof cleaned and refurbished prior to installation - Electrics upgraded 2020, smart meter - Pull up/ down honeycomb blinds - 900mm pyrolytic self-cleaning oven & 900mm induction cooktop with linked extraction fan - Heated tiles with timer and heated towel rails - Large European laundry with storage, hanging space, and coat closet - Gutters and fascia all replaced in 2020 - Colourbond fence - Customised shade sail over the driveway with second shade sail providing undercover parking for 3 vehicles - LED downlights Figures: Rates \$3,144 Land tax \$5,340 Block size 739m² Home size 140m² Land Value \$584,000 (2023) EER 2 stars