

12/74 Britten-Jones Drive, Holt, ACT 2615

MARQ

Sold House

Thursday, 9 November 2023

12/74 Britten-Jones Drive, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$750,000

Supremely positioned to capitalise on the convenient location and lifestyle available in one of Holt's most desirable pockets, this freshly updated 3 bedroom family sanctuary reveals flowing living spaces, light filled interiors and many sophisticated modern touches. A great home for the growing family this single level residence is complemented by the superb outdoor facilities all on a spacious easy care block. Take advantage of convenient living, backing the 9th hole of Belconnen Golf Course and being only moments to the local shops, schools and walking trails.- Well positioned 3 bedroom home in sought after pocket of Holt- Two separate living areas with sunny aspect- Superbly updated with new carpet, fresh paint and new window treatments- New floor boards- New fencing- Sunny family room flowing onto private entertaining area- Freshly oiled timber deck- Three generous bedrooms in total, - Spacious master with ensuite- Kitchen with new bench top, gas cooking and ample bench space- Ducted gas heating throughout- Ceiling fans- Single lock up garage with internal access- Additional parking spaces at front of home- One of the largest blocks within the popular 'Tura Park' complex- Very low body corp. fees (only \$515.75 per quarter)- Walking distance to the Belconnen Burns Club (Golf club)- Perfect for first home buyers, downsizers or savvy investors Brief Summary:- - Year of construction: 1997- New carpet & paint: 2023- New flooring: 2023- New ducted gas system: 2023- Internal living area: 104sqm- Garage area: 19sqm- Block size: 405sqm- EER: 1.5- Rental Potential: \$570 - \$600 per week- Strata fees: \$470 per quarter- Sinking fund: \$61 per quarter Don't miss this fantastic opportunity to own a beautiful, easy-care home in one of Belconnen's most desirable pockets. Whether you're a growing family, savvy investor or seeking a peaceful retreat, this property represents smart buying and will appeal to a wide range of buyers.