

**120 Dixon Drive, Holder, ACT 2611**



**Sold House**

Monday, 14 August 2023

120 Dixon Drive, Holder, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 929 m2**

**Type: House**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

**\$1,392,000**

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City  
Get ready to be swept off your feet by the sheer brilliance of 120 Dixon Drive in Holder! This contemporary gem is a vibrant 4-bedroom ensuite home, thoughtfully designed to cater to all your modern needs. It will be love at first sight! Step inside and be greeted by the perfect blend of sophistication and functionality. With high ceilings and light-filled living areas, every corner exudes a sense of openness and warmth. The renovated kitchen is a culinary enthusiast's dream, while the upgraded bathrooms add a touch of luxury to your daily routine. Situated on a generous 929m<sup>2</sup> block, this property offers a secure haven for both kids and pets to enjoy and play in the large very useable rear yard. The fully enclosed yard ensures peace of mind while creating an ideal space for endless family memories. Plus, with a whopping 11.88 kilowatts of solar power on the roof, you'll not only enjoy substantial energy savings but also contribute to a greener future. Convenience and accessibility are key here. Positioned opposite reserve land, you'll have a picturesque outlook that enhances the tranquillity of your surroundings. The proximity to Cooleman Court Shopping Centre at Weston means shopping convenience is just a stone's throw away. Not to mention the array of excellent local schools, bike paths, and walking trails that make this location an absolute dream. Parking will never be an issue with the double lock-up garage providing internal access, along with an additional third secure car space, as well as plenty of off-street parking. This is a haven where your vehicles will be safe and sound, giving you even more peace of mind. Are you ready to experience the epitome of contemporary living? Don't miss the opportunity to make 120 Dixon Drive your new address, where comfort, style, and convenience harmoniously intertwine. Your dream lifestyle awaits! Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection. Features include: Four Bedrooms + Study Double Glazed windows throughout Renovated Kitchen with induction cooking Renovated ensuite bathroom Renovated main bathroom 11.88 KW of solar comprised of 36 solar panels Double lock up garage with internal access Extra secure car space under the carport Opposite reserve land Plumbed fridge cavity Fully landscaped easy care gardens Ethernet cabling NBN Crimsafe doors Ducted reverse Cycle Air Conditioning Land Size: 929m<sup>2</sup> Residence: 185.80m<sup>2</sup> Garage: 40.04m<sup>2</sup> Portico: 6.44m<sup>2</sup> Total Residence: 232.88m<sup>2</sup> Rates: \$3,011 pa approx Land Tax: \$4,487 pa approx EER: 6.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.