

13 Sheaffe Street, Holder, ACT 2611

Sold House

Monday, 14 August 2023



13 Sheaffe Street, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 901 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Contact agent

This fully renovated home is perfectly located on an easy care corner block within minutes to Coleman Court Shopping precinct. Sitting on a generous and leafy 901m² block with a well established but low maintenance garden this is the perfect home for any families or first homeowners looking to enter the market. The impressive commercial grade double glazed front door makes an impressive entry and is hard to look past as you enter the home. Flowing from the entry is the open plan North facing living area that connects seamlessly through solid hardwood floors to the modern kitchen with island bench / breakfast bar. An additional family room at the rear of the home makes an ideal family / play room. Three generous bedrooms all with built in robes are serviced by an renovated bathroom. The home also features an oversize double garage with auto door and side access, single garage / workshop with auto door, inground pool and enclosed garden room which acts as the perfect sun filled lookout over the pool while entertaining friends and family. This home allows its next owner to just move in and enjoy a premier location inside a tastefully restyled and renovated home.

Features- Recently renovated throughout - Double glazed windows throughout the entire home - North facing- Polished hardwood floors - Open plan living areas- Modern kitchen with island bench / breakfast bar and European appliances- Additional family room to the rear of the home - Three generous bedrooms all with built in robes - Ducted gas heating- Ducted reverse cycle air conditioning with Air Touch 4 sensors in each room which can be controlled remotely- Slow combustion wood fire- Brand new luxaflex duets blackout blinds- Renovated bathroom and separate toilet - Enclosed outdoor entertaining area overlooking inground pool- Inground pool- Oversize double garage with concrete floor and auto door - Large single garage / workshop with concrete floor and auto door - Ample off street (flat) parking for large caravans, boats, tradie trailers- Easy care 901m² block - Walking distance to local shops, Cooleman Court and Schools- Short drive to Woden and the Canberra City

Rates: \$3,227 pa
Land tax: \$5,181 pa
UV: \$687,000
EER: 4.0
Living: 133m²
Block: 901m²