

**14 Blandon Place, Holt, ACT 2615**



**Townhouse For Sale**

Thursday, 21 December 2023

14 Blandon Place, Holt, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Townhouse**



Jeff Shortland  
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599,000+

Surrounded by private parkland, 14 Blandon Place is an absolutely stunning property. Just one look and you'll be captivated by this immaculate, single level, light-filled home. Featuring two bedrooms, open plan living, large stylish kitchen, two-way bathroom and an enclosed courtyard, this tranquil home is perfect for anyone looking to downsize or is contemplating their first home. The property offers an East/West orientation with excellent cross breeze ventilation. For year-round comfort, the home also includes German-made 12mm double glazed windows that help maintain an ambient temperature inside the home reducing heating and cooling costs. The kitchen has been renovated with easy-clean benchtops, contemporary timber-look joinery, electric cook top and oven, new range hood and plenty of cupboard space. Both bedrooms have full length windows, built-in wardrobes and the main bedroom has access to the bathroom. There is a secure private courtyard with Colorbond fencing and a large covered pergola. Public transport less than 100m and Kippax Fair Shopping Centre is only 700m away. There are several schools in the area including Kingsford Smith School, Latham Primary, St John the Apostle Primary and Cranleigh School. Take the time to inspect this exceptional home. You won't be disappointed. Sincerely yours, Jeff

At a glance... Immaculate two-bedroom townhouse  
Open plan living & dining  
Easy access - flat site and no steps  
Ergonomic kitchen  
Easy-clean benchtops  
Electric cook top & oven  
2-way bathroom / laundry with shower and storage  
Recently regouted and resealed shower  
Secure private courtyard with colour bond fencing  
Exceptional location  
Floating timber flooring  
New carpet  
Stunning views across the reserve  
Established compact garden  
Pet friendly complex  
Split system RCAC in living and main bedroom  
German-made tinted and 12mm double-glazed windows with thermally broken frames  
Recently installed canvas awnings on the Western side  
Electric hot water  
Remote control roller door to single carport + storage shed  
Pergola  
Ample off-street parking  
79sq/m of living  
20sq/m carport  
Construction 1980  
NBN: ftn  
Aspect: East  
EER 6.0