

# 14 Crockett Place, Holt, ACT 2615

ARCHER

## Sold Townhouse

Tuesday, 19 September 2023

14 Crockett Place, Holt, ACT 2615

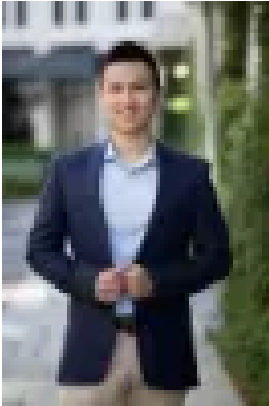
Bedrooms: 2

Bathrooms: 1

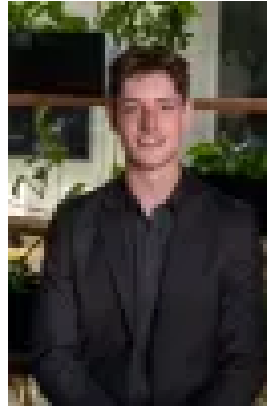
Parkings: 2

Area: 93 m<sup>2</sup>

Type: Townhouse



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**\$630,000**

Nestled within a tranquil cul-de-sac, this charming single-level townhouse, boasting a separate title, offers a peaceful retreat mere steps away from the bustling Kippax Fair Shopping Centre. Conveniently located close to Kingsford Smith School, Cranleigh School, and a short drive from the Belconnen Mall, this residence combines convenience with serenity. The well-maintained front yard sets the stage for this inviting abode, complete with a complimentary BBQ set, perfect for leisurely summer cookouts. Inside, discover two generously proportioned bedrooms with built-in robes, complemented by sunlit interiors benefiting from a coveted north-easterly orientation that floods the living spaces with natural light year-round. The low-maintenance private rear yard beckons garden enthusiasts, entertainers, or families seeking a safe haven for children's play. A testament to thoughtful ownership, this property boasts modern upgrades that include ducted reverse cycle air conditioning, a built-in surround sound system, dimmable lighting, a projector and screen in the master bedroom, security camera installation and with even more enhancements waiting to be uncovered. With its versatile appeal, this home caters to downsizers, first-time buyers, and astute investors alike. Contact us today for further information and to schedule your exclusive inspection of this exceptional property. Your dream home awaits!

**FEATURES**

- Single level, separate title townhouse (No strata)
- located in a tranquil cul-de-sac
- North facing with abundant natural lights
- Open-living and dining
- Low-maintenance front and back yards with BBQ Set
- Ducted R/C
- Built-in surround sound system
- Dimmable lighting
- Gas cooktop, dishwasher and electric oven
- Security camera
- Master bedroom with projector and screen
- Both bedrooms with built-in wardrobes
- Full height tiles in bathroom
- Close to Kippax Fair Shopping Centre, Kingsford Smith School, Cranleigh School and short drive from the Belconnen Mall

**Particulars (all approx.)**  
Block size: 297 m<sup>2</sup>  
House size: 93.5 m<sup>2</sup>  
Rates: \$567/quarter  
EER: 1.5

**DISCLAIMER**  
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