

# 15 Postle Circuit, Holt, ACT 2615

## Sold House

Friday, 1 September 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1060 m2

Type: House



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## Contact agent

PRE AUCTION OFFERS CONSIDERED, Don't delay your inspection! Nestled at 15 Postle Circuit, this property presents a harmonious fusion of modern comfort and thoughtful design. Boasting 4 bedrooms, plus a study nook, and 2 bathrooms, this residence is accompanied by a 2-car garage. Encompassing all of this is an expansive 1,060m<sup>2</sup> land parcel, featuring RZ2 zoning that opens the door to potential future redevelopment opportunities. Step inside and discover the spaciousness of separate lounge and family rooms, each offering distinct areas for relaxation and entertainment. Enjoy the warmth of in-floor ducted gas heating during cooler months and the cool embrace of an AC split system during warmer seasons. Ceiling fans grace all bedrooms, with an additional fan in the kitchen ensuring a consistently pleasant atmosphere. Recently renovated in 2023, the kitchen stands as a high-quality example of modern design. Equipped with an electric cooktop and oven, it invites culinary creativity. New carpets adorn the bedrooms, adding a touch of luxury. Bedrooms 1, 2, and 3 feature built-in robes, maximising storage potential. The main bathroom features a separate toilet for added convenience whilst the laundry area goes beyond the ordinary, offering extra storage options. The captivating north-facing multi-level deck and pergola overlook a pristine pool and expansive backyard, which enhance the allure of outdoor living. Mechanical garage roller doors provide both security and convenience. This property harmonises contemporary living with outdoor delights, promising an exceptional lifestyle for its next fortunate inhabitants!

Features:-  
Ducted (in floor) gas heating.- Ac split system.- Ceiling fans in all bedrooms plus addition fan in kitchen.- Renovated kitchen Feb 2023.- Electric cook top and oven.- New carpets in bedrooms.- BIR to bedrooms 1,2 & 3.- Separate toilet from main bathroom.- Oversized laundry with additional storage.- Multi level rear deck and pergola.- Fenced swimming pool.- Massive backyard. Built: 1982 Living: 167m<sup>2</sup> Garage & Carport: 52m<sup>2</sup> Block: 1,060m<sup>2</sup> with RZ2 Zoning - Potential to subdivide land and sell separately. Rates: \$2,876pa Land Tax (If applicable): \$4,735pa