

**16/47 Foxall Street, Holder, ACT 2611**



**Townhouse For Sale**

Thursday, 8 February 2024

16/47 Foxall Street, Holder, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 116 m2**

**Type: Townhouse**



Treston Bamber

0488488956

## Auction 02/03/24

Prepare to be surprised by how much living space this stylish, single-level townhouse has to offer! Beautifully maintained inside and out and offering a fantastic indoor and outdoor living and entertaining space, this townhouse in a complex of only 16 is sure to capture your heart from the moment you arrive. Everybody comments that this light-filled home has the wow factor, with a spacious open-plan living, dining, kitchen, and meals area that has held up to forty guests and catering staff in the past. The layout also includes two good-sized bedrooms with built-ins - the spacious main bedroom with a generous walk-in robe and ensuite, a full-size bathroom with a separate toilet, a study nook in the living area, and an internal laundry room. The property was converted from three bedrooms to two to create a larger main bedroom but could easily be converted back to three bedrooms if required. Those who enjoy cooking and entertaining will love the showstopper kitchen with its gorgeous island bench that anchors the space and provides a gathering point for guests when entertaining. With a five-burner gas cooktop and dishwasher for easy cleanup, this kitchen is a joy to cook in. Near-new Wi-Fi-enabled ducted reverse-cycle air conditioning allows you to turn on and adjust your home's temperature from your phone, so it's the perfect temperature when you walk through the door without wasting any energy. Additional features include new data cabling to the TV area and study nook and a detached double garage with Wi-Fi enabled automatic doors. The private, leafy courtyard is meticulously landscaped with lush gardens that offer a kaleidoscope of colour throughout the year, providing a sanctuary away from the hustle and bustle. Whether you choose to savour a summer morning breakfast in the cool shade of the Japanese Maple, catch the winter morning sun in the warm front courtyard, or utilise the shelter provided by the trees and hedges for afternoon entertaining, this space caters to your needs throughout the year. Enjoying a quiet location, this townhouse is an easy 4-minute walk to Cooleman Court shops, dining, bars, clubs, parkland, local schools, and public transport. The central location means you're close to everything in Canberra, with the city an easy 20 minutes away. Whether you're an investor, first home buyer, or downsizer looking for low-maintenance living in a quiet, convenient location, you won't want to pass up this lovely property. Call us today for inspection times and avoid disappointment.

**Auction Details - This home will be auctioned on site on Saturday 2nd March 2024 at 10:00am - Unless sold prior to.**

**Features -**

- Stylish & spacious single-level townhouse, small complex
- 2 beds with BIR - large main bed with WIR & ensuite
- Full family bathroom with separate toilet and laundry room
- Spacious open-plan living, dining, meals, kitchen, study nook
- Gourmet kitchen with gas cooktop, oven, dishwasher, microwave
- Sliding doors leading from the living area to a covered patio
- Wi-Fi enabled ducted reverse cycle air conditioning
- Fans in the living room and bedrooms
- Detached DLUG with Wi-Fi-enabled automatic doors
- Private leafy front and rear courtyards, landscaped gardens
- Short walk to shops, dining, schools, parks, busses
- Quiet locale, proximity to arterial roads, 15 minutes Civic
- Easy-care townhouse with superb living space & gardens
- Rates: approx \$655 pq
- Body Corp: approx \$649 pq

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.