

# 16 Percival Street, Holder, ACT 2611



## Sold House

Friday, 22 March 2024

16 Percival Street, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 748 m2

Type: House



Jonathan Irwin

**\$892,000**

Don't miss this charming home nestled amongst cottage gardens. Larger than your typical three bedroom home with 121m<sup>2</sup> of internal living space and set on 748m<sup>2</sup> of land on the high side of the street, it's the ideal opportunity to establish your new home in this central Weston Creek locale. THE HOME A covered formal entry offers a warm welcome to this much loved home. Immediately off the entry, the impressively large living room features large windows and gorgeous natural light. The country style solid timber kitchen offers excellent bench and storage space, skylight, pantry and glass display cabinets. Ideally positioned adjacent to the kitchen the dining room is comfortably sized and takes in an outlook over the rear garden. There's three well sized bedrooms, two of which offer built-in robes. The updated family bathroom features a separate bath and shower plus a separate toilet. Outside you'll find established cottage gardens, a lush lawn, two large water tanks, a covered pergola, a large double garage and extra off street parking. THE LOCATION Positioned on the high side of the street and a short stroll to the Holder cricket oval, this location ticks all the boxes. If you're looking for a suburb where convenience is paramount, Holder is not only close to Cooleman Court (1km) - Weston Creek's main shopping/transport/healthcare hub, but it's also just a short drive to Woden, Tuggeranong and Civic. Holder is a sought-after suburb highly regarded for its large blocks, proximity to nature and a strong sense of community. Living in Holder means easy access to Cooleman Ridge and Mount Stromlo where you can enjoy bushwalking, mountain biking, horse riding and nature spotting. SUMMARY Set on the high side of a quiet street in the heart of Weston Creek 748m<sup>2</sup> block with north/south alignment Excellent layout for renovation or extension 3 large bedrooms, 2 with built-in robes Solid timber kitchen with excellent storage & bench space Separate spacious dining & living rooms Freshly painted interiors Charming cottage style gardens Double garage & off street parking 2 water tanks 350m to Sheaffe Street oval & 1km to Holder shops 1km to Cooleman Court & 1.6km to St Judes Primary School Rent Appraisal: \$650 - \$680 Rates: \$850 per quarter Living: 120.77m<sup>2</sup> Garage: 44.56m<sup>2</sup> Block: 748m<sup>2</sup> EER: 1.5 stars All figures are approximate For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.