

**17/11 Flack Street, Holt, ACT 2615**

**CARTER + CO**

**Townhouse For Sale**

Saturday, 24 February 2024

17/11 Flack Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
0261763443

## Offers over \$699,000

The features you want to know!+ Three bedroom fully renovated townhouse+ Sizable and renovated kitchen+ Huge amount of custom joinery and storage + Feature tiled splash back and 20 mm stone bench tops + 600mm induction cook top + 600mm pyrolytic oven+ Large open plan living and dining area+ Feature VJ wall panelling, plantation shutters and pendant lights + Light oak timber flooring to down stairs living and carpet to bedrooms. + 3 Large bedrooms+ Built in robes to all bedrooms+ Stunning ensuite with quality fixtures and fittings+ Second upstairs living area + Rear balcony with beautiful and serene outlook + Curtains to all windows+ Full size laundry+ Downstairs powder room for guests+ Multiple reverse cycle heating and cooling unit + Beautifully landscaped front and rear courtyard + Single lock up garage + Car space

Why you want to live here!Step into luxury at 17/11 Flack Street, Holt - where meticulous craftsmanship meets contemporary elegance.This beautifully renovated 3-bedroom townhouse is a true masterpiece, showcasing a seamless blend of modern design and timeless charm. From the moment you step inside, you'll be captivated by the attention to detail that sets this home apart.The heart of the home is the fully renovated kitchen, a culinary haven that combines neutral joinery with a striking feature tile splash back. Cooking becomes a joy in this space, where functionality meets style in perfect harmony.The open plan living and dining area is a visual feast, adorned with VJ wall panelling, plantation shutters, stunning pendant lighting, and delightful light oak flooring. Entertaining guests is a pleasure in this tastefully designed space that seamlessly connects to a beautifully landscaped rear courtyard. Step outside, and you'll be embraced by a sense of peace and serenity, making it the ideal spot to unwind or entertain al fresco.Upstairs, discover a haven for the whole family with three bedrooms and a second living area. The main bedroom boasts a beautifully renovated bathroom and offers a picturesque view of the serene rear Zen garden and grasslands, creating a tranquil retreat within your own home.Beyond its impeccable interiors, the location of this townhouse is second to none. Enjoy the convenience of being within walking distance to schools, clubs, a complete shopping hub, and public transport. Everything you need is right at your doorstep, making this property not just a home but a lifestyle.Indulge in the luxury of a beautifully renovated townhouse that elevates every aspect of living. Why this location is great!+ 200m to Raiders Belconnen+ 350m to Kippax Fair+ 1km to Kingsford Smith School + 4.8km to Westfield Belconnen+ 8.3km to Calvary Hospital+ 15.9 km to Canberra CBD

The stats you need to know!+ Unit: 17+ Block: 1+ Section: 51 + EER: 5 Stars+ Year Built: 1995+ Internal Living: 151 m<sup>2</sup> (approx.)+ Garage: 21m<sup>2</sup>(approx.)+ Body Corporate: \$794 p.q (approx.)+ Rates: \$509 p.q (approx.)+ Heating and Cooling: Multiple reverse cycle air conditioning units+ Rental Appraisal: \$680-\$700 per week