

17/131 Britten-Jones Drive, Holt, ACT 2615



Townhouse For Sale

Thursday, 9 May 2024

17/131 Britten-Jones Drive, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: Townhouse



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Auction - 25/05/24

Introducing a meticulously renovated gem nestled in the serene backdrop of an admired golf course. This stunning 3-bedroom split-level home offers modern comforts, boasting not only exquisite updates but also a prime location with scenic vistas. Gaze through the opulent windows at the lush green lawns of the golf course and the ever-changing seasonal tapestry of leaves and blossoms. The first thing you notice about this appealing property is the tranquillity. The mature trees and shrubs are home to songbirds, while the golf course location allows nature to be your neighbour. Situated in a peaceful neighbourhood and only moments away from schools, walking trails and the Kippax shopping centre, this is the perfect place to wind down and relax. Step into this immaculately presented residence and be greeted by spacious interiors adorned with high ceilings, creating an ambiance of airiness and sophistication. The layout encompasses two living areas, ensuring utmost space and comfort for every member of the household. Located at the heart of the home is the updated kitchen ideal for the aspiring master chef of the family. You will enjoy preparing meals in the well-appointed kitchen with quality Electrolux appliances, stone benches and an abundance of storage space for all your utensils and cooking equipment. Entertain in style with the expansive covered deck, a coveted oasis where you can bask in the beauty of the surrounding golf course views while relishing in the gentle breeze. Whether hosting intimate gatherings or enjoying peaceful moments of solitude, this outdoor retreat provides the perfect setting for every occasion. Peacefully situated away from the living areas, all bedrooms are well proportioned with built-in robes. The master suite is generously sized and boasts a fully renovated ensuite with designer fittings and full-height tiling. The other bedrooms share access to the also renovated main bathroom that compliments the style and sophistication of the home. The allure of this home extends beyond its interior comforts, as it also features a double garage, offering ample space for parking and storage. From its tasteful design elements to its seamless integration with the natural landscape, every aspect of this property has been curated to provide a lifestyle of unparalleled refinement. Don't miss the opportunity to make this exceptional residence your own. Experience the epitome of relaxed living amidst the serene backdrop of the golf course. Schedule your private viewing today and prepare to be captivated by the timeless elegance of this remarkable home.

Summary of features:- Primary North-East aspect ensuring light-filled living spaces- Ideal quiet position overlooking a golf course for enhanced well-being- Large, covered deck with motorised retractable screens for increased privacy- Fully renovated bathrooms with full-height tiling & designer finishes- Versatile split-level layout offering flexible living options- Contemporary style and finishes throughout- Updated kitchen with designer finishes, stone benches & loads of storage space- Innovative Electrolux appliance package including Samsung dishwasher- Zoned ducted gas heating & evaporative cooling for year-round comfort- Renovated laundry, with external access- Expansive split-level design making the most of its location- Natural gas point in deck for your barbecue needs- Side-by-side double garage with internal access & remote door- Floating timber flooring - stunning and durable - Security screen doors for peace of mind- Located within a boutique townhome community- Swimming pool & tennis court access- Flexible settlement options available

Location: Within an easy walk of your home, you can enjoy large areas of open space, playgrounds, beautiful established woodlands, ponds, barbecue areas, walking circuits and panoramic views. In every direction, this location invites you to enjoy great spots for picnics, walking, sporting activities or simply enjoying the outdoors. Venture further afield to Kippax shopping district with endless shopping, dining, and recreational opportunities.

Key figures:- Living area: 138m²- Covered deck: 24m²- Garage: 35m²- Strata levies: \$2,592 p.a. (includes sinking fund)- Rates: \$2,524 p.a.- Land tax (investors only): \$3,205 p.a.- Rental estimate: \$640-\$660 p.w.- Year of construction: 2000