

**17/2 Postle Circuit, Holt, ACT 2615**



**Sold Townhouse**

Monday, 14 August 2023

17/2 Postle Circuit, Holt, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 90 m2**

**Type: Townhouse**



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**\$542,000**

With the Kippax tennis courts virtually on your doorstep, and a covered rear terrace that's encircled by greenery and boasts a seated fire pit, this split-level townhouse gives off distinctive resort villa vibes. The bright L-shaped lounge room off the front entry has the potential for multiple functions and could easily accommodate a home office, gaming centre, yoga space or formal dining area. A short flight of stairs leads down to the efficient kitchen where an adjacent family room could also do double duty as a casual meals space. It flows easily through sliding doors to the very generous north-west facing alfresco area, offering the ideal setting for indoor/outdoor entertaining. A crisp white family bathroom with floor-to-ceiling tiles sits on this level, as does a cosy second bedroom with eye-catching ceiling lines, while the oversized master is sequestered peacefully up a second short staircase and benefits from garden views. The imminent expansion of the nearby Kippax Fair to potentially include multiple supermarkets, dining and retail options, and the convenience of the Belconnen Town Precinct and hospitals less than 10 minutes' drive away means this townhouse has all the amenities you need within easy reach. Features include: ☐ Just one immediate neighbour ☐ Solid construction ☐ Small, landscaped complex, including communal veggie patch ☐ Large-format tiles to living areas ☐ Split-system heating and cooling ☐ Dedicated laundry ☐ Storage galore ☐ Kitchen with dishwasher and good storage ☐ Bright and clean bathroom with bathtub and walk-in shower ☐ Colorbond fence to rear ☐ Single lock-up garage with internal access ☐ Visitor parking immediately adjacent ☐ Mature, low-maintenance front gardens

Extra Details: ☐ Residence: 90m<sup>2</sup> ☐ Garage: 21.80m<sup>2</sup> ☐ Year Built 1981 ☐ Block 300 sqm ☐ Strata Fees \$250 pq ( Including Water consumption/ No separate Water Bill)

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