

# 17 Blackwood Terrace, Holder, ACT 2611

LUTON

## House For Sale

Saturday, 27 April 2024

17 Blackwood Terrace, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 920 m2

Type: House



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## Auction

Welcome to your dream opportunity in the heart of Weston! This renovated 3-bedroom 2-bathroom home offers unlimited potential for either expansion, or for an addition property to the rear. With the recent ACT land ruling allowing for a second dwelling, the possibilities are endless, whether you envision a granny flat, studio, or a second dwelling for an additional income stream. The current home sits proudly at the front of the block, offering an expansive space for further development. As you step inside, you'll be greeted by a lovely entrance hall that leads you lead to a light-filled living space that incorporates the dining area. Brand new carpet and energy-saving LED lights give the home a warm and fresh vibe with plenty of windows for natural light. The newly renovated kitchen include Bosch dishwasher, cooktop and oven is perfect for culinary experts and boast modern finishes, whilst the proximity of the European laundry adds convenience to your daily routine. The bathrooms have been renovated with a contemporary and functional layout. The second living space gives a break from the main living area and is ideal for young families or teenagers and the outdoor deck can easily be enclosed to expand this room to become a large family room or rumpus. The bedrooms are very spacious, and each bedroom can easily accommodate a king-size bed and side tables and area all complete with a built-in wardrobe. The ability to extend decking from the north-facing bedrooms promises the perfect spot for outdoor relaxation taking in the Northerly aspect. Outside, there are two choices for outdoor seating, one covered and one open to the sunshine allowing a great space for entertaining friends and family. The backyard is dotted with fruit trees including olives, apple, pear, and lime with a low maintenance garden offering a blank canvas for your family's needs. The north facing backyard offers privacy and security with two new Colourbond fences, including a rear fence standing at 220cm tall. Parking is a breeze with a lockable single carport providing direct backyard access to the backyard, supplemented by a second driveway ideal for storing additional vehicles or a caravan. There is also space for three more cars on government land just off the street. Being in a prime location you will have the luxury of being in walking distance to Duffy primary, St Jude's primary and Canberra Montessori Primary School. Just moments away is the bustling Cooleman Court shopping centre that offers an array of much needed amenities including shops, cafes, and amazing restaurants. Notable access to Dixon Drive provides a convenient 15-minute commute to the Canberra city and easy access to Canberra's surrounds. Don't miss out on this rare opportunity to own a renovated gem that provides endless opportunity for growth or development. This one must be seen! Features:

- Newly renovated kitchen
- Both bathrooms renovated
- Brand new carpets throughout
- New energy saving LED lights throughout
- 6.6KW solar system (18 panels) – quarterly electricity bill in summer was less than \$100
- Living room extension options onto porch (structural beam in room allows for wall to be removed no problem)
- Walking distance to Holder shops
- Walking distance to 5 x childcare facilities less than 2km away (Kids Academy, YMCA, Duffy Primary Preschool, Canberra Montessori, St Jude's Early Learning)

Statistics: Land size: 920m<sup>2</sup> UCV: \$702,000 Land rates: \$884p/q approx. EER: 0.5