

# 18 Armstrong Crescent, Holt, ACT 2615



## Sold House

Friday, 3 November 2023

18 Armstrong Crescent, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 667 m2**

**Type: House**



Treston Bamber

0488488956

**\$765,000**

A wonderful opportunity to acquire this long-held and much-loved home in Holt. This immaculately presented home offers spacious and comfortable living in a peaceful location close to schools and shops. Light and bright with a warm, welcoming feel, the home comprises three bedrooms, including a generous-sized main bedroom, a full family bathroom with separate toilet, a modern, north-facing kitchen flowing to the family room, and a separate living and dining room, so there's plenty of space for the family to spread out. With an updated kitchen and bathroom, all the work has been done for you and this home is ready for you to move in and enjoy from day one. The large, light-filled kitchen will be a joy for home cooks. It offers an abundance of food-prep and storage space and is fully equipped with a gas cooktop, a wall oven that is only a few years old, and a raised dishwasher for easy clean up. Additional features include a single lock-up garage, single carport, Asko washing machine fitted in the European laundry, ducted gas heating and evaporative cooling throughout plus split-system air conditioning in the living room, updated curtains, blinds and light fittings. The large, terraced yard is fully fenced with room for kids and pets to play on the lawn, and includes an entertaining area, great for hosting a barbeque for friends and family. Nature lovers will appreciate the beautifully landscaped gardens, full of roses, daphne and jasmine. You can even reap a fruit-bowl harvest from the fig, apple, plum and peach trees! Situated in a quiet, leafy street with lots of nearby ovals and playgrounds and great places to walk the dog, this property is just minutes to Kippax Fair, Kingsford Smith School, and Hawker College, while public transport and the local IGA are within easy walking distance. A choice of connecting roads provides smooth connectivity to Belconnen town centre, just 6km (approx.), and the city, 17km (approx.) away. The current owners have loved living in this home for over 20 years, which is a testament to its quality and fantastic location. Will you be the one to write the next chapter?

**Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 23rd November 2023 at 5.00pm - Unless sold prior to.**

**Features -**

- Classic family home on 667m<sup>2</sup> block
- Updated kitchen & bathroom, no work to do
- 3 beds, 2 with BIR, large main, 1 bath & WC
- Large modern kitchen & combined family area
- Separate formal lounge & dining rooms
- European laundry with washing machine
- Gas cooktop, wall oven, dishwasher
- Ducted gas heating, evap cooling & a/c
- SLUG, single carport
- Updated window furnishings, lights
- Large, fenced yard, lawn, established gardens
- Short drive to Kingsford Smith School
- Minutes to Kippax Fair & local IGA
- Short walk to parks & public transport
- Easy connectivity to Belconnen & CBD
- Lovely family home in quiet, leafy location