

18 Spowers Circuit, Holder, ACT 2611



Sold House

Friday, 25 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 691 m²

Type: House

\$1,070,000

Nestled within tranquil, private gardens, this exquisite 3-bedroom, 2-bathroom home invites you to experience a lifestyle of spacious sophistication amongst lush landscaped beauty. Step inside to unveil a harmonious blend of modern aesthetics and timeless charm. The split level, open lounge with formal dining is an elegantly-designed sanctuary for relaxation. It embraces the warmth of daylight, inviting the outdoors in via expansive windows with inbuilt seating looking out to the private front yard where established hedges, camellias and veggie beds are as pretty as a picture. The renovated kitchen features large recycled timber benchtops which infuse warmth into every culinary adventure. The Miele oven and electric cooktop make cooking for friends and family as joyful as tasting the results at the adjacent dinner table. Separated from the living spaces, the bedrooms offer spacious respite. You'll immediately notice the master bedroom is grand in size as sunlight dances through the plantation shutters, creating an atmosphere of serenity and comfort. Step past the walk-in-robe and into the enormous, renovated ensuite where the glossy white tile and classic black fittings imbue tasteful class. The second bedroom is also generous while the third is perfect for a child's room, home office or guest room. The main bathroom is tucked out away behind a vestibule creating additional privacy and extra storage space. The enormous renovated laundry is a touch of practical luxury not found in most modern homes. Venture through the leadlight door into the meticulously landscaped Secret Garden style backyard. It seems around every corner there's another charming surprise. A bathtub for outdoor bathing with easy connection to hot water, a hidden shed behind a wall of leaves, a kids' cubby and play garden through a hedged doorway - all happy surprises dotted around the beautiful circular brick-paved entertainment area by the glorious Japanese maple. This home is a haven for families seeking a life of comfort and connection, or downsizers yearning for a retreat in the midst of natural surroundings. Located in a quiet neighbourhood, yet close to shops, cafes and public transport, it offers the best of both worlds. It's a 15 minute drive to the CBD or a short walk up a footpath to the brand new playground and Duffy Primary School - with no roads or driveways to cross. It's perfect for letting the kids safely explore. Your dream home awaits, ready to embrace you.

- Split level open lounge with formal dining, parquet flooring, high ceilings, feature fireplace, built-in shelving & access to front patio garden
- Renovated kitchen features large recycled timber benchtops, Miele oven and electric cooktop and Westinghouse dishwasher
- Additional family/meals area adjoins kitchen
- Separate main bedroom with plantation shutters, walk-in wardrobe & spacious ensuite
- Stylish main bathroom tucked out away behind a vestibule creating additional privacy and extra storage space
- Large separate laundry with plenty of storage and garden access
- Electric fire in living room, hydronic heating and evaporative cooling throughout
- Private low maintenance front and rear gardens with established hedges, exotic and native plants, veggie beds, Canberra red brick-paved entertainment areas, garden pond, and children's cubby and play area
- Double carport, workshop and shed
- Quick 5 minute walk to R7 bus connection to the city interchange
- Nestled in a quiet loop street and a short walk to the local Holder shops, Duffy shops, Cooleman Court, Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School, Orana Steiner School, Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands

STATISTICS (all figures are approximate) • Block: 16 • Section: 36 • EER: 4 • Residence: 160m² • Carport and workshop: 45m² • Land Size: 691m² • Rates: \$3,083