

18 Stapylton Street, Holder, ACT 2611



Sold House

Monday, 23 October 2023

18 Stapylton Street, Holder, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 191 m2

Type: House



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\$1,155,000

Situated on a large block on lush tree-lined Stapylton Street, this expansive home is the perfect family haven. Its blend of contemporary design and classic charm welcomes you from the moment you step onto its beautiful front verandah. The freshly renovated kitchen boasts a large gas burner and island bench that will inspire family dinners and culinary adventures alike. The open flow guides you upstairs to the large lounge room, which opens up to a verandah with panoramic views across the suburbs to Woden Valley. Also off the lounge room is the home office, large enough for two workstations - its timber aesthetic is sure to motivate. The main floor houses 3 generous bedrooms, all with built-ins and one with an extra workstation space. The master offers an elegant ensuite for added luxury. The stunningly renovated main bathroom's refined fixtures and finishes have been curated to provide for an unparalleled pampering experience. And the European-style laundry cupboard keeps life's necessities practical but out of sight. But this property has a few more wonders up its sleeve. The lower level includes a fully self-contained granny flat, regularly leased for \$300 per week, presenting a golden opportunity for an additional income stream or teenager living quarters. The newly installed ducted gas heating and evaporative cooling systems will keep you comfortable indoors all year round. But the home invites you to step outside with multiple decks and verandahs, practically begging you to enjoy the winter sun, summer shade and views to Mount Taylor. The backyard is a sanctuary, reminiscent of a holiday resort and perfect for entertaining. A delightful cubby house will keep children amused, while green thumbs will relish watching the vege patch thrive alongside the well-established citrus trees. Take a dip in the solar-heated, fully-fenced pool, or gather around the built-in fire pit to transform casual evenings into memorable family moments. Stapylton Street is ideally situated in a highly-sought-after location, close to schools and local amenities. A quick walk takes you to Holder Shops and oval, ensuring your day-to-day necessities are close by. A slightly longer walk will see you at Cooleman Court and its plethora of supermarkets, shops, clubs and dining venues. Adventure enthusiasts will love the proximity to Stromlo Forest Park which provides world-class mountain biking trails and an escape into nature's playground. It's also only 15 minutes' drive to the CBD. If you want a large home with a resort feel that's close to everything, perfect for entertaining and adaptable to a variety of living arrangements... you may have just found your dream home.

- Expansive home surrounded by landscaped gardens and multiple alfresco spaces
- Spacious lounge room opens up to covered rear deck with panoramic views
- Study situated off the lounge room with space for two workstations
- Renovated kitchen features gas cooktop, electric oven and Asko dishwasher
- Open plan family/meals area adjoins kitchen and flows to front verandah and side deck
- Four generous bedrooms (including the granny flat) all with built-ins and one with an extra workstation space
- Master bedroom with plantation shutters and access to front verandah and stylish ensuite
- Spacious renovated main bathroom with bath
- European laundry with plenty of storage and backyard access
- Self contained living quarters downstairs with bedroom, living, kitchenette, bathroom, laundry and access to separate entrance
- Gas heating and evaporative cooling
- Solar panels
- Private low maintenance front and rear gardens with established hedges, exotic and native plants, fruit trees, veggie beds, solar heated saltwater pool, and children's cubby and play area
- Double garage and tandem double carport

Quick 5 minute walk to R7 bus connection to the city interchange

- Nestled in a quiet street and a short walk to the local Holder 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: 26
- Section: 18
- EER: 3
- Ground Level: 154.54m²
- Downstairs: 36.63m²
- Total Residence: 191.17m²
- Garage: 39.42m²
- Land Size: 836m²
- Rates: \$3,439
- Land Tax: \$5,971 (only applicable if rented)
- Rental Appraisal for entire property: \$750.00-\$780.00 per week
- Rental Appraisal for Granny flat downstairs: \$300.00 per week