

# 19 Govett Place, Holder, ACT 2611

home by holly

## Sold Townhouse

Sunday, 20 August 2023

19 Govett Place, Holder, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 176 m2

Type: Townhouse



Rick Meir  
0491850701



Bianca Way  
0491850701

## Contact agent

#soldbyrick+tina Set in beautiful surrounds, highlighted by picturesque manicured gardens, you can't help but fall in love with this superb separate title townhouse, presented in immaculate condition, and ideally positioned within walking distance to parkland, walking trails, shops, and popular amenities. As you enter through the private gated entry with intercom, a sanctuary awaits. Lush greenery and colourful plantings border meandering pathways, giving an immediate sense of tranquility and peace. Thoughtfully extended and renovated to ensure premium comfort and space, this generous home takes full advantage of the garden outlook, with a choice of living areas that include a light-filled sunroom, perfectly placed to enjoy your morning cup of coffee. A beautifully conceived kitchen with ample storage and meals area, is well equipped to prepare meals for family and friends to enjoy, as they relax in the covered alfresco. Boasting a freestanding design, the residence offers house-like proportions, with four bedrooms serviced by a beautifully renovated ensuite, and main bathroom with spa. Cleverly segregated, the fourth bedroom provides a flexible option as a study, guest room, or retreat, if preferred. Offering a tantalising blend of space, features, location and lifestyle, you will not want to miss the chance to secure this wonderful home. To arrange an inspection contact Rick and Tina Meir on 0408 588 770.

features: .separate title townhouse. beautiful established garden. four bedrooms including master with ensuite. flexible floorplan with the option of utilising 4th bedroom as study, additional living space ,or guest room. superbly renovated bathrooms, both featuring underfloor heating plus heated towel rails, and tasteful lights. spa bath in main bathroom. enclosed sunroom. auto awning (plus roll out awnings in sunroom) .double (auto) garage .carport. remote security gate with intercom .gas fireplace in living room. ducted gas heating (zoned) .evaporative cooling. generous pergola. water tank

Fine details (all approximate): Block size: 662m<sup>2</sup> UV: \$650,000 Living area: 140.87m<sup>2</sup> Garage: 36m<sup>2</sup> Rates: \$787 per quarter Land Tax: \$1336 per quarter