

**2/80 Britten-Jones Drive, Holt, ACT 2615**



**Sold Townhouse**

Monday, 23 October 2023

2/80 Britten-Jones Drive, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 98 m2**

**Type: Townhouse**



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## Contact agent

What sets this residence apart is its transformation for comfortable living rather than a mere sales makeover. The present homeowner has meticulously handled every aspect, allowing you to relish the convenience of an effortless move-in experience. Nestled in the heart of the Golf Course Estate, this Townhouse epitomizes contemporary living, boasting distinctive features and contemporary enhancements that promise a lifestyle characterized by comfort, convenience, and flair. Features include:- Double roller blinds throughout ensuring privacy while maximizing natural light.- Three well-appointed bedrooms all with built-in wardrobes.- Beautiful, tiled floors and plush new carpets.- North facing living space- Heated Floors: Zoned in three separate areas for comfort during colder months.- Ducted reverse cycle heating and cooling ensuring year-round comfort.- Retractable ceiling fans- Master bedroom with built in robes and three-level light settings.- Central 2-way bathroom also serving as an ensuite, designed for convenience and storage maximization.- Upgraded kitchen featuring large stone benchtop, soft-close drawers, display cabinet, built-in filtered water, AEG cooking appliances, and a Miele dishwasher.- Single garage with internal access and automatic garage door.- Crimsafe sliding door to enhance security- Outdoor space on 305sqm of land with trees for privacy, entertaining deck, established garden with raised vegetable beds, fresh herbs, berries, and a beautiful maple tree under planted with spring bulbs.- Pet enclosure with a door from the front living area, safely netted, a water feature, providing a secure outdoor space for furry friends. It is important to mention the fantastic neighbours in this community. Each one of them is truly wonderful, and the shared evening strolls along the golf course have created a special sense of community that's both rare and delightful. Additionally, a quick 2-minute walk leads to the Britten-Jones Drive community playground—an ideal play area for the little ones. Conveniently situated at the street's end is the recently established Burns Club, providing the perfect spot to enjoy the sunset over the Brindabellas during happy hour. What's even better is the assurance of a leisurely walk back home. Don't miss the opportunity to make this exceptional property your new home. Contact us today to schedule a viewing and experience the epitome of modern living in Holt. Rates: \$2,426 p.a. approx. Land Tax: \$3,288 p.a. approx. Body Corp: \$742 p.q. approx. EER: 3 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.