

2 Frankland Street, Holder, ACT 2611

House For Sale

Thursday, 25 April 2024

2 Frankland Street, Holder, ACT 2611

Bedrooms: 4 Bathrooms: 1 Parkings: 2 Area: 700 m2 Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

An outstanding opportunity is now available for you to enter this sought after suburb. Set on a easy care 701m² block within a quiet loop street is this hidden gem. Featuring timber floors throughout the living areas which consist of an open plan lounge and dining area, sun drenched meals area with adjacent kitchen. Accommodation is provided by four bedrooms, two with large built in robes, serviced by main bathroom and separate WC. Other features include ducted gas heating, reverse cycle heat / air-conditioning and an oversized double brick garage with storage and workshop under. A fantastic home ready for you to live in as is or take advantage of the potential to further improve. Features include: - Sought after and tightly held suburb- Quiet loop street- Easycare 701m² block with secure back yard - Circular driveway- Oversized double garage under- Large workshop and storage area under - Reverse cycle heat / cool in living area- Ducted gas heating - Four bedrooms- Open plan lounge dining areas with polished hardwood floors- Meals area off the largely original kitchen- Updated bathroom- Separate toilet- North /East facing rear terrace- Enclosed / secure back garden, new garden shed- Potential aplenty- Stroll to parkland- Minutes to Cooleman Court, Woden and Canberra City EER: 2.0Land Value: \$544,000Rates: \$3,054 pa (approx)Land Tax: \$5,145 pa (approx) if not primary place of residence