

21 Hyndes Crescent, Holder, ACT 2611



Townhouse For Sale

Monday, 18 March 2024

21 Hyndes Crescent, Holder, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



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Auction 06/04/2024

Located within easy walking distance to parklands, schools plus the Cooleman Court shops and restaurants, this welcoming 2-bedroom home is a wonderful suburban oasis. High, vaulted ceilings make every room of this remarkable townhouse feel spacious and special. The gorgeously renovated kitchen has all the space, storage and inspiration you need for cooking up a storm. The adjacent dining room is perfect for family get-togethers and late night games nights. The home has a lovely flow to it. Step past the open shelves, cleverly used as an aesthetic room divider, and into the sun-filled lounge room. This is the heart of the home and perfect for winding down at the end of the day in front of the box. Reverse cycle air conditioning ensures you're so comfortable all year round you may never want to move again. Tucked away from the main thoroughfare, the master bedroom offers generous space, built-in robes and a delightful green aspect through the large, north-facing windows. The second bedroom - also with built-ins - is perfect as is, or ideal for a transformation into a home office, guest bedroom or nursery. Both rooms offer the sense of space rarely found in townhouses. Outside holds just as many surprises. The front courtyard is as private as it is ornate - a lovely little low-maintenance sanctuary with astounding spring colour - to be enjoyed while relaxing on the front deck. Out the back is a communal green space which allows you to forget you're in the middle of suburbia. Plush carpet throughout, undercover parking, beautifully renovated laundry, only one common wall and low energy bills thanks to solar panels on the roof are the icing on the cake. Whether you're looking to downsize, or you're just starting out, you'll discover that this exceptional home is simply perfect for you.

HIGHLIGHTS- Newly carpeted throughout- Beautifully renovated kitchen with integrated dish drawer and new cooktop and oven- Bathroom with sunken bath and stain glass panel feature- Separate toilet- New built-in wardrobes in both bedrooms- Cleverly renovated laundry with plenty of storage doubles as butlers pantry- Rinnai Infinity 26 litre continuous flow hot water system- Rinnai Energy Saver 1004FTR flued natural gas heater- Daikin Split System reverse cycle air conditioning- 10 solar panels- New patio decking with retractable shade awnings- Established, low maintenance sustainable garden with spring colour- Single carport plus additional car space and lockable storage- Wonderful neighbours/community - a mix of younger families and long-term residents- Close to exemplary public and private schools and public transport- 5 minute walk to Holder Shops, 10 minute walk to Cooleman Court

STATISTICSEER:
0Land Size: 378m²Residence: 105m²Carport: 20m²Rates: \$642 per quarterBody Corporate: \$872 per quarter

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.