

**23 Coverdale Street, Holt, ACT 2615**



**Sold House**

Sunday, 13 August 2023

23 Coverdale Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 518 m2**

**Type: House**



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**\$770,000**

Perfectly positioned in a quiet street location with the golf course as your neighbour, this home boasts flexible living areas and a functional floor plan offering endless opportunity. Perfect for first-home buyers, downsizers, young families and investors alike it is definitely worth an inspection. Upon entering, you'll be warmly welcomed by the light-filled living room with a lovely outlook over the gardens. The kitchen features electric cooking, Bosch dishwasher and ample bench space, providing everything you need to cook for your family or host guests. The master bedroom comes complete with a built-in robe and a bay window - perfect for curling up with a coffee and a book. The 2 additional bedrooms are both generous in size and also equipped with built-in robes. Step outside, and you'll discover a covered pergola that overlooks the low-maintenance gardens and the golf course beyond. Safe and secured with colourbond fencing, it is perfect for children to play and pets to roam while you sit back and relax. Additional creature comforts include a split system unit, ducted gas heating in the living areas, a laundry room with external access and a double garage with one remote control roller door, internal access and backyard access. We look forward to welcoming you home at our next scheduled inspection. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 24TH AUGUST - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Quiet street with the golf course out the back  
Light-filled living areas all with a great outlook  
Open-plan kitchen, meals and family  
Kitchen with electric cooking, Bosch dishwasher and ample bench space  
Separate living room  
Master bedroom with bay window and built-in robe  
2 additional large bedrooms with built-in robes  
Bathroom with separate bath and shower  
Separate toilet  
Laundry room with external access  
Ample storage space  
Split system unit installed  
Ducted gas heating in living areas  
Entertaining pergola  
Paved backyard  
Low maintenance garden  
Garden shed  
Colorbond fencing  
Double garage with remote control access to one door, internal access and backyard access

Stats: Build: 1996  
Block: 518sqm  
Living: 127.5sqm  
Garage: 39.3sqm  
EER: 4.5  
UV: \$479,000  
Rates: \$2,729 pa  
Land Tax: \$4,392 pa

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.