

**23 Fullston Way, Holt, ACT 2615**



**Sold House**

Friday, 1 September 2023

23 Fullston Way, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 342 m2**

**Type: House**



Marissa Ellison  
0406253235

## Contact agent

Auction 23/09/2023 Unless Sold Prior Certain to captivate a wide audience, this lovely modern home could very well be the one you have been waiting for. Designed for functionality across a split level floorplan, featuring lovely living spaces, three bedrooms and a study room. The residence boasts a spacious and chic kitchen, modern bathroom and ensuite, as well as a separate laundry. Upon stepping in, you'll immediately feel at home, with no tasks ahead except settling in. Complete with sophisticated landscaping and low-maintenance gardens, a secluded covered outdoor area, and a fully enclosed backyard, suitable for both children and pets. It also includes a double garage with convenient internal access. As the new homeowner, you'll relish in the array of conveniences offered by the sought-after location in Holt, coupled with the additional advantages of this newly established enclave. Take pleasure in peaceful strolls and explore attractions like the Strathnairn Art Centre and the nearby local park. A brief drive will lead you to the local schools and Kippax Fair Shopping Centre, presenting a variety of amenities. - Offering a functional family friendly split level floorplan- Segregated lounge room at the front of the home- Chic kitchen with gas cooktop, electric oven, plumbed fridge and dishwasher- As well as 20mm stone benches and great storage- Open plan sun filled family / dining room with access to the alfresco- All three bedrooms are a nice size and have carpet and built-in robes- Master bedroom includes walk-in robe and ensuite, segregated to the rear- TV and internet ports in all bedrooms and living rooms, NBN connected- Modern bathroom is large and offers freestanding bathtub- Separate laundry room with great storage and rear access- Ducted reverse cycle heating and cooling throughout with three zones- Covered outdoor alfresco is great for entertaining with family and friends- Sophisticated landscaping, fully fenced back yard with artificial turf- Garden shed and separate bbq area- Instantaneous gas hot water system- 2000L water tank connected to toilets, showers and laundry- 6.6KW solar system installed- Automatic double garage with convenient internal access- Great location, conveniently set within proximity to local amenities