

24 Holder Street, Turner, ACT 2612



House For Sale

Thursday, 21 March 2024

24 Holder Street, Turner, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 190 m2

Type: House



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AUCTION

With perfect position in one of Canberra's most tightly held locations, just a short stroll to Haig Park, bike paths, reserves, and the light rail, as well as having immediate access to both Braddon and the CBD, this uniquely designed town home has both a high-end individual style as well as a warm, welcoming ambience. Contemporary tones, exposed brick, and soaring ceilings frame quality ground floor open plan living and dining, perfectly connected to the large north facing alfresco dining and private 47sqm courtyard, perfect for entertaining friends and family. The quality kitchen connects the home chef perfectly to guests and enjoys stone benchtops, eat-at breakfast bar, 5-burner gas hob, tiled splashback, feature pendant lighting, and plenty of storage throughout. Upstairs, the main suite is private in position and resort style in proportions, with a secluded personal balcony, built-in robes, chic ensuite featuring floor to ceiling tiling, bathtub, and stone top vanity with above bench basin, as well as a private powder room. The main bathroom and additional powder room upstairs are finished to the same high standard, servicing two additional large bedrooms, both with built in robes, and one with private access to a central upstairs terrace. The double lock up garage has been cleverly converted to a private, self-contained studio, complete with kitchenette and bathroom, presenting the opportunity to maximise the potential of the space, or easily convert back to a garage, depending on your personal needs.* 3 bedrooms, 2 bathrooms, and double lock up garage with internal entry - currently configured as studio with bathroom and kitchenette but has the adaptability to suit a range of requirements* Townhome size 146sqm + garage/studio 43sqm + courtyard 47sqm* Spacious and light-filled open plan living and dining with gas fireplace, connecting to both kitchen and large north facing alfresco entertaining and courtyard + additional upstairs central terrace* Quality designer kitchen boasting stone benchtops, eat-at breakfast bar, 5-burner gas hob, tiled splashback, feature pendant lighting, and plenty of storage throughout* Resort style main suite with private balcony, built in robes, and quality ensuite + two additional bedrooms, both with built in robes and one with private access to upstairs terrace* Main bathroom featuring chic tiling design, oversized shower, and stone top vanity with above bench basin and plenty of storage + two powder rooms, one downstairs, and one up* Reverse cycle air conditioning, gas fireplace in living + double glazed windows creating a 6 star energy efficiency rating* Double lock up garage with internal entry currently converted to high quality ground floor studio/creative space with kitchenette and accessible bathroom* Large internal laundry* Rates \$3,685pa, Land Tax (if rented) \$5,314pa, Strata Levies \$2,109pa Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.