

**26 Blackham Street, Holt, ACT 2615**



**Sold House**

Monday, 14 August 2023

26 Blackham Street, Holt, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$548,000**

Unfolding across a single level, yet glorying in mountain views courtesy of its elevated position, this sweet townhouse is an increasingly rare combination and would be perfect for downsizers or those looking to get into the market. While Brindabella panoramas can be enjoyed from a neat terrace to the front, the beautiful north-facing backyard, laid mainly to paving, is flat, sunny and fabulous, and offers wonderful options for zoned outdoor entertaining beneath a private canopy of mature camellias. The open-plan dining and living space benefits from being bookended by the front and rear outdoor areas, bringing leafy views and dappled sunlight that plays off an exposed brick feature wall. The kitchen and bathroom are in largely original, but in exceptional condition, and provide practical and serviceable amenity now as well as the option for value-adding with a future renovation. Two sizeable bedrooms are removed from the living spaces and are light and bright thanks to walls of floor-length windows. Living here will put you in walking distance of Kippax Fair which is undergoing a major expansion to include additional supermarket and retail options and a new dining precinct. It's only a short walk to the historic Cranleigh Homestead urban park or jump in the car and be at Lake Ginninderra and the Belconnen Town Centre in under 10 minutes. Features: • Freshly painted • New carpets • Large living area with sliding doors to the front and rear • Two bedrooms, both with built-in wardrobes • Reverse-cycle heating and cooling • Neighbours only to one side • Privacy screens to street • Low-maintenance gardens to front and rear • Secure courtyard • Bath with walk-in shower and full-sized bath • European laundry • Original kitchen with two-seat breakfast bar and views to rear • Single carport to front with brick storage area to side • Built in 1980 • Residence: 79.49m<sup>2</sup> • Carport: 20.40m<sup>2</sup> • Body Corp \$ 299.25 p/q • Sinking Fund \$ 88.71p/q Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.