

3 Eaves Street, Holt, ACT 2615



House For Sale

Friday, 17 May 2024

3 Eaves Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 897 m2

Type: House



George Vlandis
0437398774



Joy Patel
0499912090

Auction

North facing and with an abundance of space inside and out this home presents an opportunity for buyers looking for an easy buying decision. Upon entry, you'll find the light filled living area to your right and a generous dining space to your left, creates a warm welcome home. The well-equipped kitchen features stainless steel appliances, an electric cooktop, ample storage, and generous bench space. Three bedrooms, two of which feature built-in robes and serviced by the renovated bathroom. The home has been freshly painted throughout and features new floating floors in the living and common areas. Spacious laundry, ducted heating and split system cooling to living area adds comfort. The real value is in the block and at 896m² not only is there plenty of backyard space for kids and pets to enjoy but provides an opportunity to extend, to add value and future proof your family. Conveniently located within walking distance to Kippax Fair, Holt local shops, Kingsford Smith Primary, and public transport, this property offers both comfort and accessibility. *North facing *Freshly painted throughout *Renovated bathroom *New floating flooring through the living areas and hall *Fully equipped kitchen with stainless steel appliances *Three bedrooms, two with built in robes *Ceiling fan to all rooms *Linen storage *Ducted heating *Split system cooling in living area *Spacious Laundry *Double carport *Secure garage *Storage shed *Within walking distance to Kippax Fair, Holt local shops, Kingsford Smith Primary, and public transport. Build: 1972 Block: 896sqm Living: 116sqm Garage: 36sqm EER: 1.5 UV: \$497,000 (2023) Rates: \$2,880 p.a. Land Tax (Investor Only): \$4,744 p.a.