

3 Watchorn Close, Holt, ACT 2615



House For Sale

Friday, 1 March 2024

3 Watchorn Close, Holt, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 299 m2

Type: House



Archie Cheeseman
0490317155



Alec Brown
0406866007

Auction 21/03/2024

Discover the tranquility of living at 3 Watchorn Close in Holt, where modern upgrades and serene surroundings converge. This separate title single-level home offers an open-plan living space, bathed in natural light thanks to its northerly orientation. Newly installed hybrid flooring in the living areas and plush carpets in the bedrooms provide comfort and style throughout. Every corner boasts modern upgrades, including new lighting fixtures, a reverse cycle split system for climate control, and stylish blinds. The single garage offers convenient internal access, ensuring hassle-free arrivals and departures. Outside, the blank canvas backyard beckons with potential for landscaping and outdoor activities, all in an easy-care setting. Whether you're a first-time buyer or downsizer, this home promises the perfect blend of comfort and convenience. Don't miss the chance to call 3 Watchorn Close your own - contact us today to schedule a viewing and experience peaceful living on the edge of the Burns Golf Club. Property Features Include: • Open plan kitchen, living and dining • Two generous bedrooms fitted with built in robes • Bathroom fitted with a separate shower and bath • Freshly painted throughout and new blinds fitted • New carpet in bedrooms and laminate flooring in living areas • Established surrounding gardens • Single car garage with internal access and off street parking • Split system installed in the lounge room • Block: 299 sqm • Living: 74.40sqm • Garage: 21sqm • UV: \$393,000 (2023) • Rates: \$2,758.27pa • Land Tax: \$4,466pa (Investors only) • Built: 1996 • EER: 4.5 Close Proximity To: • Kippax Fair Shopping Centre • Local Cafes and Restaurants • Westfield Belconnen • Macgregor Primary School • Kingsford Smith School • Cranleigh School • Nature Reserves, ovals and playgrounds • Burns Gold Club Belconnen • Arterial roads and public transport 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.