

37/131 Britten Jones Drive, Holt, ACT 2615



House For Sale

Wednesday, 31 January 2024

37/131 Britten Jones Drive, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 164 m2

Type: House



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AUCTION

An outstanding opportunity to purchase this wonderful townhouse set within the picturesque 'Wiluna' development. The home itself is two levels with multiple living spaces, generous bedroom sizes and a large Sunfilled courtyard perfect for outdoor entertaining or simply having your morning coffee in the sun. The property is well suited to those looking for an easy maintenance yard area where you won't lose your weekends attending to the garden, yet still offering the opportunity to grow your vegies and do some gardening. Upon entering the home, you'll find the property is in excellent condition throughout and has great flow with great segregation of living. The highlight is the recently renovated kitchen, with breakfast bar and plenty of cupboard space. The location is well suited to a range of buyers, with the home being within a short stroll of numerous parks, walking trails and of course the Belconnen Golf Course. The popular Kippax centre is only moments away by car & the Belconnen Town Centre is also within easy reach with all of the major amenities you could desire. The suburb of Holt has a pleasant, leafy established feel & this home provides the added benefit of being ready to occupy with no work required, simply move in and start enjoying the lifestyle benefits of the area. Whether you are looking for a home to live in or alternatively an investment property with a wide range of potential tenants, this property is worthy of your inspection.

- * Popular location within the "Golf Course Estate"
- * Only moments' drive from the popular Kippax centre
- * Spacious & functional 3 bedroom design set over 2 levels
- * Separate living areas - family/dining room & separate lounge area
- * Generous bedroom sizes, all containing built-in wardrobes
- * Gas Ducted heating and reverse cycle split system.
- * Recently updated kitchen with all breakfast bar for casual meals
- * Main bathroom includes bath, separate shower & vanity
- * Main bedroom boasts ensuite, walk-in robe & balcony.
- * Main bedroom well separated from other bedrooms
- * Separate home office space potential
- * Downstairs powder room
- * Generous & private outdoor courtyard areas
- * Separate laundry with generous storage
- * Ducted gas heating
- * Evaporative cooling (upstairs)
- * Separate air conditioner downstairs
- * Double garage with internal access to the home & remote door
- * Access to swimming pool & tennis court within the 'Wiluna' complex
- * Visitor parking spaces close by

Strata: \$564pq (approx.) Rates: \$592pq (approx.) Land Tax: \$747pq (approx. if rented out) 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.