

# 38 Armstrong Crescent, Holt, ACT 2615

## Sold House

Thursday, 9 November 2023

38 Armstrong Crescent, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 774 m<sup>2</sup>

Type: House



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## Contact agent

If you are a visionary who sees potential in challenges, then you'll consider this property as a unique canvas just waiting for your imagination to bring it to life. Here you have the ultimate opportunity to unleash your inner DIY Warrior, because at 38 Armstrong Crescent, you're not just buying a property, you're signing up for an adventure. It is most definitely one that's more "before" than "after"! The block presents an unfinished house that has been untouched for a few years now. It is certifiably uninhabitable... but if you have a bulldozer, or know someone with one, you have a conclusive opportunity to start with a clean slate, on a superb corner block, that's close to schools, shops and public transport. The location offers convenience and a family-friendly atmosphere, making it an ideal choice for those looking to establish their roots in a well-established neighbourhood. With parkland opposite the property has an element of serenity and greenery, creating a perfect backdrop for your future home. Whether you're a builder looking for your next project, or a homeowner with a vision, this property's potential could be your next exciting adventure! Don't let this potential masterpiece in the making slip through your fingers.

**Key Features + Bonuses:**

- Land size: 774sqm
- Corner block
- Opposite parkland
- Convenient location
- Not-so-finished symphony of walls and footings
- Holes where the roofing should be
- May be accommodating a resident possum or other wildlife
- Overgrown with love (read: grass and weeds)

**DISCLAIMER(s):**

1. Only for those who truly enjoy a little humour and a lot of adventure.
2. Property is not for the faint of heart or DIY novices.
3. Cranes, bulldozers and a magic wand not included.
4. The property is being sold in "as-is" condition.
5. Buyers are advised to conduct thorough due diligence.

**Rates:** \$2,788 pa  
**Land tax:** \$4,529 pa  
**UV:** \$474,000  
**EER:** 0.0  
**Block:** 774sqm  
**Building:** 215sqm