

4/47 Foxall Street, Holder, ACT 2611



Townhouse For Sale

Thursday, 4 April 2024

4/47 Foxall Street, Holder, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Townhouse



Alexandra Rogers
0457586260

\$740,000 - \$760,000

This unassuming single-level, 2-bedroom home combines the independence of a detached house with the convenience of a strata-managed townhouse. With fresh paint and new timber laminate floors throughout, the open-plan lounge and dining area is bright and welcoming. It's the perfect central hub for relaxing at the end of the day. The lounge room's panoramic glass doors let in the natural light and look through the tiled sun-room to the outside greenery. The kitchen is a dream for culinary enthusiasts. With lots of storage, lots of bench space and new European appliances, it's sure to bring out your inner foodie. Meanwhile the bathroom, with floor to ceiling tiles and full bath, is light and bright - perfect for washing the day away. New reverse-cycle split systems will keep you comfortable year round, while high-speed NBN is already installed to keep you connected. The two bedrooms each have built-in robes, plush carpet underfoot and outlooks to paved courtyards where you can sit in the sun and read your favourite book. The fire pit and BBQ are ready for you to entertain friends and family alfresco style on long summer evenings. Located in a quiet neighbourhood, yet walkable to the shops, cafes and public transport of Cooleman Court, this home offers everything you need on its doorstep. It's a 15 minute drive to the CBD or a short stroll to the nature trails of Cooleman Ridge.

HIGHLIGHTS: Single level home with no common walls
Open-plan lounge and dining, freshly painted with new timber laminate flooring
Updated kitchen with plenty of storage and new European appliances
Sun-room with sheer and block out blinds
Two bedrooms, both with built-in wardrobes
Updated bathroom with bath and separate walk-in shower
Large hall linen cupboard
Electric hot water system
Full size laundry with separate outside access
New reverse cycle split systems in main living area and main bedroom
NBN and electronic security system installed
Lockable garden shed
Single garage with automatic door and two allocated visitor parking spaces
Secure landscaped gardens with rear access gate
Strata managed body corporate

CLOSE PROXIMITY TO Nestled in a quiet complex and a short walk to the local Holder shops, Cooleman Court Shopping Centre, Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School, Orana Steiner School, Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands. Quick 5 minute walk to R7 bus connection to the city interchange. Short drive to Woden, Canberra Hospital, ANU and Canberra City.

STATISTICS (all figures are approximate) • Block: 29 Section: 11 • Land Size: 444m² • EER: 3 • Home Size: 134m² • Internal Living: 112m² • Garage: 22m² • Rates: \$2,500 annually • Body Corporate fees: \$620/quarter including Sinking Fund, Administration and Community Utilities.

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.