

4 Beaurepaire Crescent, Holt, ACT 2615

House For Sale

Sunday, 3 December 2023



4 Beaurepaire Crescent, Holt, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 987 m2

Type: House



Sean Hegan
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Auction 16/12/2023

Welcome to 4 Beaurepaire crescent, Holt. A well-loved family home, located in the heart of a well-established suburb & has ease of access to all the amenities you may need. There is well regarded primary education, high school & college just down the road. Access to the City is a breeze & there are multiple local shops at your doorstep. In a tightly held suburb with traditionally large blocks hard to come by these days, this property is sure to be very popular. The flexible floorplan allows for everyone to enjoy their own space, with multiple living areas including a combined kitchen & dining, separate lounge/family & a wonderful space just for Mum & Dad, aptly named "Parents retreat". All 4 bedrooms are well-proportioned, the segregated master including a walk-in-robe & the other 3 bedrooms including built-in-ropes. The recently renovated & ultra-modern kitchen is certainly the centrepiece of the living area, this space can be perfect for the audacious home cooks. Whilst a lot of homes of a similar age need some energy efficient improvements, it has already been done for you here. With double glazing throughout almost the entire home, the EER rating sits in a very high range of 4.5 stars. The current owner's favourite part of the home is undoubtedly the outdoor entertaining area. This space can be used during all seasons & of course with the block size & swimming pool, it is an absolute hit with the kids. This really is a fantastic opportunity. The scarcity of properties for sale in this area is a testament to the desirability of this area. Please call Sean Hegan for any additional information or to organise a private inspection. The perks: • Recently renovated kitchen • 900mm electric cooktop • Electric double oven • Multiple living areas • Studynook • Built-in-ropes • Walk-in-robe • Split system in Family/lounge room & master bedroom • Ducted reverse cycle heating & cooling • Double glazed windows • EER rating - 4.5 stars • In-ground pool • Huge covered outdoor entertaining area • Oversize double garage The numbers: • Internal living space - 176m² • Block size - 987m² (RZ2 zoned) • Garage - 40m²