

**45 De Graaff Street, Holder, ACT 2611**

**Sold House**

Friday, 11 August 2023

**Canberry.**

*Live Where You Love*

45 De Graaff Street, Holder, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 723 m2**

**Type: House**



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## Contact agent

What you will love...Set opposite to parkland, behind a landscaped front garden, this versatile 4 bedroom, 2 bathroom home is ripe for renewal. If you are looking for a renovated home in an established leafy suburb, then this could be the address you have been looking for. Full of light, the charming home features open plan living areas, including a large sunny open plan living and dining room, overlooking the front garden. A family room overlook the large backyard, perfect for keeping an eye on the kids. The kitchen is designed to please and features a wide window outlining the double sink and work area. There are stone benchtops and breakfast bar, a large gas cook top, electric oven, dishwasher and quality appliances. You can cook and look out from anywhere in this kitchen. The large master bedroom is separated from the other bedrooms and features new ensuite & 2 built in wardrobes, while the other 3 bedrooms are generously sized. The bathroom has been updated and there are plenty of storage options throughout the house. Ducted reverse cycle heating & cooling and gas heating ensure year-round comfort. Built for outdoor entertaining and family gatherings, a delightful decking area is the ideal place to hold your first housewarming party, or just relaxing and soaking up the space. Behind this area, there's a shed, perfect for gardening tools. With a garage comes with automatic door, there is plenty of parking here, in front of the house, there is room for more, perfect for parking a caravan, or trailers. This engaging sweet property, set in an established peaceful area, could be the blank canvas for you to paint the next stage in your life in. A stroll around the neighbourhood will show how it is being reinvigorated by young professionals and families, modernising their homes and living the life, enjoying all the benefits the area has to offer. Don't miss this unique opportunity to create your dream.

At a glance... • Opposite to parkland • Renovated 4 bedroom family home • New Hybrid flooring • Freshly repainted • Kitchen designed with the functionality and convenience in mind • Gas cook top, electric oven, dishwasher and quality appliances • Master bedroom serviced by 2 built in wardrobes and ensuite. • The other 3 bedrooms are generously sized and serviced by the main bathroom. • Ducted reverse cycle heating & cooling • Ducted gas heating • Outdoor entertaining area with decking • Single garage + more space for parking • Water tank • Established gardens.

Love the location... • Within 1 minutes' walk to Embley Street Playground • Within 5 minutes' walk to Holder shops • Within 12 minutes' walk to Duffy Primary School • Within 3 minutes' drive to Weston Creek Shops • Within 7 minutes' drive to Westfield Woden • Within 13 minutes' drive to the Canberra CBD

Property details... Land Size : 723 m2 (approx.) Living : 147 m2 (approx.) EER: 3.0 Rates: \$789 p.q. (approx.) Land Tax: \$1,260 p.q. (approx.) Investors only Year Built: 1972

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