

45 Lionel Rose Street, Holt, ACT 2615

Sold House

Saturday, 16 September 2023



45 Lionel Rose Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Alvin Nappilly
0450865524

\$807,000

Nestled on a 250m² block is this lovingly maintained Three-bedroom home, perfect for first home buyers and investors alike. Light flows throughout the open plan kitchen, living and dining room which leads out to the backyard. The kitchen offers a spacious Built-in pantry, storage and bench space, and features quality stainless-steel appliances. The master bedroom is generously sized and features a spacious Built-in robe and an ensuite. The large windows allow natural light to flow through and overlook the manicured front lawn. Segregated from the other bedrooms, privacy is assured. The additional 2 bedrooms are also generous in size, feature spacious built-in robes and are serviced by the main bathroom and separate powder room. Expand your entertaining from the kitchen and living to the low maintenance backyard, offering a calm setting to have your friends and family over for a barbecue. You have access to the open green parklands and Playground right across the home which provides the perfect place for kids and pets to roam around. Additional includes laundry, ducted reverse cycle heating and cooling, and a large single garage with internal access. The property is equipped with a 10.53 Kw solar panels on the roof taking the stress of your power bills. Being close to Fullston Way Playground, Kippax Fair Shopping Centre and only a short commute to Kingsford Smith School, Westfield Belconnen and the City you will wonder why you didn't move sooner. Features: Open plan living Ducted heating and cooling 10.53 Kw Solar panels Gas hot water Generous master bedroom Spacious Built-in robe and ensuite Ample bench and storage space Spacious Built-in pantry European stainless-steel appliances Gas cooktop Electric oven 2 additional bedrooms with built-in robes Low maintenance gardens Linen cupboard Powder room Abundance of natural light Internal access from Single garage Close to Fullston Way Playground Close to Kippax Fair Shopping Centre Close to Kingsford Smith School Short drive to Westfield Belconnen Short drive to the City Stats: EER: 6 Block: 250m² House : 153.7m² Year Built: 2019 Rates: \$560.67 per quarter approx. Land Tax: \$806.41 per quarter approx. (for investors only) Call Alvin on 0426 146 118 before you miss out!