

# 48 Kellermann Close, Holt, ACT 2615

home by holly

## House For Sale

Saturday, 4 May 2024

48 Kellermann Close, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$719,000+**

We love the sweet entry porch lined with timber panelling and the cheerful front door with sidelight that capture your eye immediately upon entry. Light oak laminated flooring flows to meet the textural warmth of a freshly painted brick wall. The crisp white palette gifting tranquillity, as multiple floor-to-ceiling glazing's capture the landscape beyond and flood the home with natural light. Retaining the spirit of the terrace house but with distinct modernist leanings, this semi-detached separate title home stands out from the crowd. Embedded within the peaceful enclave of Kellermann Close, this three-bedder has been lovingly renovated, effortlessly retaining the classic spirit of the building, while creating a sleek, contemporary home that drifts to a northern sun-drenched courtyard and lush wrap-around gardens. The home rises from within the walled courtyard and glistens white in the sunlight, off-set by touches of dark grey and black, with classic sunshine yellow front door. To the right there is a double semi enclosed carport with an auto-door and there is plenty of visitor parking just across the way. The home has been beautifully modernised with brand new appliances and joinery. Walls have been removed to open the social domain and make the most of the lovely natural light. The floorplan is simple and beautiful with sleeping housed upstairs, and the living spaces opening to lovely landscaped gardens on two sides. Large windows make the most of the leafy and very private surrounds. During the summer months one imagines relaxing within the private front haven, the table set for plenty, white roses in bloom...enjoying the tranquil outlook to the dotting of mature trees that populate the neighbourhood. The beautiful kitchen converses openly with the combined living and dining space and captures leafy views of the rear and side gardens. An all-white scheme gifts a tranquil, minimal air, accentuated by matt black cabinetry handles. We adore the subway tiled splash back, the soft grey veining to the worktop and the breakfast bar come study area ingeniously integrated beneath the southern window. Arranged for ease of use, with ample storage, including a full-height pantry and sleek new stainless-steel appliances, the kitchen is easily the bright hub of the home, opening onto the shady rear terrace. A gorgeous ribbon window frames a towering gum tree and floods the stairwell with light. Three welcoming bedrooms all with elevated views, centre around a renovated family bathroom on the sequestered second floor. There are built-in-robies in each room and a consistent thread of simplicity and grace, amplified by the bathroom, finished in a simple, fresh contemporary scheme. White flowering crepe myrtles, oleander and wind flowers give a sense of synergy with the same light touch that imbues the whole home. Garden paths curve through emerald, green lawns as pretty pink fringe flowers, bottle brush and nandena gift pops of colour and texture. This beautifully landscaped haven offers a natural refuge, complete with a fully planted vegetable bed that encourage kids and adults alike, to love, tend and enjoy nature. Situated in peaceful Holt with its beatific natural surrounds - ample parks, green by-ways and the never ending bushland reserves of The Pinnacle and Mt Painter - the home enjoys the best of city living and country peace. There is a strong community spirit at work within this small enclave, where neat two-storey homes and single level dwellings rest proudly together. Pathways connect you straight to Holt shops, Kinsford Smith School, Holt Early Learning Centre and Kippax Fair, while the bustling Belconnen Precinct is only moments away, replete with a bevy of shops, eateries and wonderful markets. features..beautifully renovated three-bedroom separate title, semi-detached terrace in peaceful Holt.set within a tranquil enclave of Kellermann Court.light filled and airy with a soothing minimal, concordant palette.large north facing front courtyard edged with white standard roses.open living, dining and kitchen flowing to beautiful landscape on two sides.new easy-care timber laminate flooring.crisp white, brand new kitchen with banks of storage including a full-height pantry, study breakfast bar, wall oven, induction cooktop, range hood and dishwasher.renovated laundry with loads of storage and separate powder room.deep under stair storage.peaceful sleeping zone arrayed on the second level with elevated views.new carpet to stairs and bedrooms.master bedroom with wall of built-in-robies, fitted with internal custom joinery.bedroom two and three with built-in-robies.renovated family bathroom with bathtub, shower and separate toilet.linen closet.block-out blinds and ceiling fans to all three bedrooms.boosted insulation.freshly painted inside and out.privately fenced rear garden with shady terrace, soft lawns and beautiful plantings. planted vegetable bed.semi-enclosed two-car carport with auto door.handy to Holt shops and Kippax Fair, famous for its great variety of shops, supermarkets, health care including medical centre, eateries and great coffee.moments from the Belconnen precinct, extending a plethora of entertainment and eating experiences.close to Kingsford Smith School, Holt YMCA and Edge Early Childhood Learning Centres, Belconnen Burns Club Golf Course, Club Lime Gymnasium, Raiders Club, transport, walking trails, and playgrounds.20 min to the CBDEER: 3.5Land size: 288m2 (approx)UV: \$268,000Rates \$2,210 (approx)Land Tax: \$3,133 (approx) if rentedInternal living area: 102m2 (approx)Year built: 1977 (approx)