

5/63 Pearson Street, Holder, ACT 2611



Townhouse For Sale

Friday, 29 March 2024

5/63 Pearson Street, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Alexandra Rogers
0457586260

Offers over \$750,000

Tucked away on a quiet circular street in the coveted suburb of Holder, this distinctive 3-bedroom, 2-storey townhouse blends post-modern architectural elegance with retro 1970s vibes. Step into the kitchen and you're greeted by the vibrant benchtops and breakfast bar which complement the wooden cupboards. The kitchen's charm flows into the spacious dining and family rooms which are versatile spaces ready for your daily meals, grand dinner parties or curling up on the couch with a book. Whether you're home from work or school, the study nook is the perfect spot to get your work done. The adjacent living room offers a large second living space which fills with natural light through the wide glass doors that open to the patio. The paved oasis, framed by established trees and hedges for privacy, is perfect for entertaining friends or enjoying a quiet moment by yourself in the sun. Around the other side of the building, a courtyard sits nestled between the house and secure double garage, which can be used as a practical space or second outdoor relaxation spot. Upstairs, the master bedroom is spacious with its own private ensuite. All bedrooms have built-in robes, fresh carpet and copious sunlight through the large windows that look across the treetops. Also upstairs, the main bathroom features a full bath and tiling that echoes the home's unique character. This charming home is perfect for young families or downsizers alike. Located in a peaceful neighbourhood, yet walkable (5min with no roads to cross) to the shops, restaurants and public transport at Cooleman Court, it offers the rare combination of quiet and convenience. The property's proximity to local schools and nature trails make it clear why Holder is such a sought after suburb. This classic Canberra home is the perfect combination of "nothing more to do" and "so much potential". Whichever way you go, this townhouse will immediately feel like home.

HIGHLIGHTS
New quality wool carpets throughout and freshly painted
Central living area opens out to sunny north facing courtyard
Dual level layout separates living and accommodation zones
Master bedroom has ensuite and built-in robe
Bedrooms 2 and 3 have built in robes
Main bathroom with separate bath/shower, ground floor w/c
Electric heating and cooling system in living room
Separate laundry with access to front courtyard
Established, low maintenance garden
Double lock up garage with remote access
Wonderful neighbours/community - a mix of younger families and long-term residents
Quiet complex surrounded by trees
5 min easy walk (with no roads to cross) to the Cooleman Court Shopping Centre
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
Block: 1 Section: 13
EER: 2.5
Land Size: 302m²
Ground Floor: 82.00m²
First Floor: 63.90m²
Home Size: 145.9m²
Garage: 40.30m²
Rates: \$690 per quarter
Body Corporate: \$ 613 per quarter