

5/80 Britten Jones Drive, Holt, ACT 2615

STONE

Apartment For Sale

Thursday, 1 February 2024

5/80 Britten Jones Drive, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Apartment



Sam Dyne

0262538220

\$680,000 - \$710,000

Enjoy an easy, comfortable and accessible lifestyle with this charming 3-bedroom townhouse in western Belconnen with the Golf Course Estate as your daily backdrop. With north-facing windows, recently renovated throughout and an open floorplan, this home invites a bright atmosphere from natural light and intuitive design. This residence features a generous, logical floorplan with a spacious living area that combines the family, dining and living areas. Complimented with the open planned kitchen layout and centralised amenities which make for a functional day-to-day lifestyle. This home offers two separate outdoor spaces, a patio overlooking the golf course and a front enclosed grass space. Discover a family-friendly routine of tranquillity and nature in the well-equipped region of Holt in Belconnen. With plenty of shopping facilities, amenities and recreational areas like parks and playgrounds, Holt is perfect for small and young groups and families looking for a small place in northern Canberra. Having its backyard against the lush courses of the Golf Club, 5/80 Britten Jones Drive provides the most balanced and beautiful living that this region has to offer.

Features Overview:- North-west facing- Single level floorplan- NBN connected with Fibre to the Node (FTTN)- Age: 27 years (built in 1997)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 97.90 sqm- Garage: 20 sqm- Total residence: 125 sqm

Prices:- Strata levies/Community title: \$759.56 per quarter- Rates: \$482.32 per quarter- Land Tax (Investors only): \$671.37 per quarter- Conservative rental estimate (unfurnished): \$580-\$600 per week

Inside:- Functional 3-bedroom, single level floorplan- Renovated dual-entry bathroom with large bathtub and floor to ceiling tiles- Updated kitchen with stone benchtops- Large windows in each bedroom for abundant natural light- All bedrooms with built-in robes- Separate living and dining areas- Ducted gas heating and split system in living room.

Outside:- Timber deck with views over the golf course- Low maintenance front and back gardens offer dual outdoor-living situation- Single garage with internal access- Garden shed

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.