

**5/97 Lionel Rose Street, Holt, ACT 2615**



**Sold House**

Friday, 11 August 2023

5/97 Lionel Rose Street, Holt, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 384 m2**

**Type: House**



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**\$865,000**

+ Luxurious high-end townhouse with a backyard that rivals the size of most houses.+ Light-filled living room, dining area and all bedrooms.+ Oversized master bedroom that is segregated from additional bedrooms.+ Three additional bedrooms are large and with built-in wardrobes.+ Downstairs powder room, en-suite to master bedroom & main bathroom with separate bath to shower.+ Galley style kitchen & pantry area with top-of-the-range 'Smeg' appliances, stone benchtops, a tremendous amount of bench and storage space+ Oversized private enclosed yard with ample grass and low maintenance  
+ Security system (can be enabled to feature back to base)+ Positioned at the end of a private complex on an elevated block that offers privacy to all windows in the home.+ Large double garage with internal access and automatic doors+ Laundry with backyard access+ Data Points throughout the house and FTTP 1Gb NBN enabled+ Beautiful sunsets due to position and elevated block  
Light, bright, and ready to move into, this stunning executive townhouse embraces a modern design with a low-maintenance exterior. This stylish home is framed with natural sunlight and offers contemporary living with a perfect indoor-outdoor flow. This oversized four-bedroom townhouse has been meticulously maintained and is ready for new owners to call it their own.  
The location is simply stunning, offering peaceful living in a quiet neighbourhood with access to a walking path along the edge of the golf course. Conveniently situated with close access to the Kippax shopping centre, local parks, Strathnairn art gallery, café, and a quick drive into the Belconnen Town Centre.+ Block size: 384m<sup>2</sup>+ House size: 206m<sup>2</sup>+ Rates: \$578.25 per quarter (approx.)+ Body corporate: \$681.75 per quarter (approx.)+ Year built: 2019  
Disclaimer: Town Residential and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their independent enquiries.