

# 5 Sheaffe Street, Holder, ACT 2611

## Sold House

Sunday, 8 October 2023

5 Sheaffe Street, Holder, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1080 m2**

**Type: House**



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## Contact agent

This character-filled home for various reasons, has abundant potential on offer. This brick home sits on a huge 1,080m<sup>2</sup> block with a fully enclosed yard, offering a secure haven for both kids and pets to enjoy and play in the large very useable rear yard. This has been a much loved family home and it also has great potential to be totally updated for a new family to enjoy for years to come. The property has a contemporary design, way ahead of its time with flat roof, high ceilings and large windows. Yes, it needs some work, however presents the ideal foundation for renovation, as it has exciting potential for you to modernise and put your creative stamp on the existing home. Alternatively, you can land bank or build your dream home exactly as you want it. There will definitely be room for everyone, with two spacious living areas plus light filled formal dining room, off the large kitchen with an abundance of storage. Four spacious bedrooms, master with ensuite outlooking a beautiful atrium and embracing a northerly aspect. This home presents a generous size paved courtyard, with a lovely garden that can be admired all year round. Explore the possibilities and capitalise on this highly sought-after location. Close to recreational facilities and parks, public transport, Cooleman Court, Duffy Primary, St Jude's Primary School and Early Learning Centre, Mount Stromlo bike and athletic precinct, the Holder Wetlands and dog park, a quick 10-minute drive to Woden town centre and Canberra Hospital, and just 15 minutes to Canberra city.

Features- Original layout with boundless potential and possibilities - Enclosed yard - Paved courtyard - Ducted reverse cycle air-conditioning and split systems- Two spacious living areas - Four well-proportioned bedrooms - Tidy kitchen with electric cooktop and storage - Ceiling beams - Generous sized laundry - Sun washed rear paved garden area - Double carport with workshop space at rear - Brilliant opportunity in a highly sought-after location

Block size: 1080m<sup>2</sup>  
approx.Living size: 177m<sup>2</sup> approx.Land value: \$584,000 (2023)Rates: \$3,229 p.a approx.Land tax: \$5,521 p.a approx.Construction: 1973EER: 2.5