

56 Blackwood Terrace, Holder, ACT 2611

LUTON

Sold House

Friday, 15 September 2023

56 Blackwood Terrace, Holder, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1073 m2

Type: House



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Contact agent

The listing of this character-filled home with a mid-century feel will certainly generate a lot of interest from a range of buyers who, for various reasons, will no doubt be excited by the abundant potential on offer. The home sits on a huge 1,073m² block which is zoned RZ2 (Suburban Core Zone), in this fantastic Weston Creek location directly opposite the Holder Shops, with parkland on one side and within walking distance to St Jude's Primary School, Canberra Montessori School and Cooleman Court. However, 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, and will be sure to inspire enthusiastic renovators to get creative and restyle to their taste. The floorplan incorporates a spacious open-plan living area which is bathed in natural light through the large north-facing windows – it includes the lounge and dining spaces, a meals area and a study nook/sitting area. The separate U-shaped kitchen is very neat and has lots of bench space and cupboards plus pantry, electric cooker and dishwasher. Adjacent is the huge laundry. There are four bedrooms with built-in wardrobes serviced by a central bathroom, while there is a second bathroom with bathtub near the kitchen plus a powder room near the dining space. Interior heating and cooling are provided by reverse-cycle split systems. A surprising additional feature of this home is a sauna with dressing room. There is plenty of outdoor space in the front and rear gardens with mature trees and plants - the terraced rear yard is very private, surrounded by Colorbond fencing and includes a garden shed. Off-street parking is available in the double carport and large driveway. Features: - ? Great location opposite Holder Shops - ? Huge block zoned ZR2 - ? Original home with unlimited potential for renovation - ? Contemporary design with flat roof, high ceilings and large windows - ? Lots of natural light in the north-facing spacious living areas - ? Good-sized kitchen with lots of storage - ? Reverse-cycle split systems - ? Garden shed and potting shed - ? Double carport plus abundant off-street parking - ? Walking distance to schools and Cooleman Court - Rental Appraisal of \$625 to \$675 per week EER: 0 Land Size: 1072m² Living Size: 185m² (approx.) Land Rates: \$3,696 p.a (approx.) Land Value: \$858,000 (approx.)