

57 Williamson Street, Holder, ACT 2611



Sold House

Friday, 1 September 2023

57 Williamson Street, Holder, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 896 m2

Type: House



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\$1,000,000

AUCTION: 27th Sept at 6:00pm **Location:** LJ Hooker Canberra City Auction HQ **Price Guide:** \$1,000,000+ Situated on an expansive corner plot, this grand residence presents an excellent prospect for families in pursuit of their ideal home. Moreover, the RZ2 zoning of the block brings an additional advantage of potential future development. The dwelling itself has undergone tasteful renovations throughout its life, With a beautifully appointed kitchen showcasing its adaptability to cater to larger families. Distinct formal and informal living areas, a generously sized study or fifth bedroom, and an upper-level rumpus room, currently fashioned as a spacious and elegant parent's sanctuary, underscore its versatility. The modern designer kitchen is a standout, accompanied by a comprehensive list of premium inclusions. Each bedroom boasts ample proportions and sizeable built-in wardrobes. Beyond the indoors, a substantial double garage, a carport, and an extra office/studio expand the offerings. Notably, the advantageous positioning of the primary dwelling on the prime corner lot opens up possibilities for a secondary dwelling or the potential for dual income in the future. Conveniently positioned a stone's throw away from the array of amenities at bustling Coleman Court, with schools, public transportation, green spaces, and local shops in close proximity, the location here is truly exceptional. Prompt action for viewing is recommended, as the owner is keen to consider all presented offers prior to Auction. This remarkable property appeals both to discerning investors with a keen eye for future potential and to larger families in search of their perfect abode. For the savvy investor, the strategic corner location and the RZ2 zoning of the block provide an exciting opportunity for future development, possibly including a second dwelling or the option for dual income. The layout, with its spacious living areas, versatile rooms, and expansive grounds, caters to the discerning needs of a larger family, promising a comfortable and adaptable living space for years to come. Whether it's seizing the developmental prospects or embracing the spacious family-oriented design, this property offers a compelling proposition to both astute investors and families aiming to create lasting memories in a cherished home. **Features include:-** Near new designer kitchen with stone benchtops- Four ample bedrooms with large built in wardrobes- The additional versatility of a large study and an additional parent's retreat or fantastic rumpus for the kids- Multiple formal and informal living spaces- High tech "smart" ducted gas heating system that can be controlled by your phone- LED Lighting- Alarm System- Reverse cycle air conditioning - Double garage plus a carport- Studio or home office- Two driveways- RZ2 corner block of approximately 895sqm offering excellent investment and development potential- Fantastic position near to Coleman Court, local shopping, schools, parkland and Church **Block Size:** 895m2 **Internal area:** 214m2 (approx) **Garage:** 38m2 (approx) **Office/Studio:** 14m2 (approx) **Rates:** \$3,453 p.a. approx. **Land Tax:** \$5,323 p.a. approx. **EER:** 1.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.