

**6/16 Holder Street, Turner, ACT 2612**



**Townhouse For Sale**

Thursday, 16 May 2024

6/16 Holder Street, Turner, ACT 2612

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 154 m2**

**Type: Townhouse**



Bree Prince  
0261821802



Isabella Anastasi  
0484920278

**\$1,649,000+**

What you see: Impressive in its finishes and designed to allow for an easy lock up and leave lifestyle. What we see: A location impossible to beat. See more: Designed by Oztal architects and finished in 2020. Spacious open plan design. Area for living and dining. 2 large and secure landscaped courtyards front and back. Travertine pavers. Modern kitchen with Miele appliances, stone benchtops, pantry and custom joinery. Master bedroom with ensuite and robe. Secure gate & garage with remote access. Intercom access. Ground floor bedroom with ensuite and robe. European laundry. European PVC double glazed tilt & turn windows throughout. Internal access from basement carpark. Ducted reverse cycle heating & cooling. 3-phase power. Polished concrete flooring. Video doorbell and intercom. 6KW Solar. Within 5 minutes' walk to Turner Primary School. Within 7 minutes' walk to O'Connor Shops. Within 10 minutes' walk to the light rail. Within 12 minutes' walk to Haigh Park Markets. Within 6 minutes' drive to Canberra CBD. Within 12 minutes' drive to Parliament House. Total Living: 154m<sup>2</sup>. Courtyard space: 86m<sup>2</sup>. Year Built: 2020. EER: 6.0. Rental Range: \$1,000 - \$1,050 p.w (approx.). Body Corporate: \$2508.24 p.q. Rates: \$850 p.q. Land Tax: \$1,199 p.q (approx. only applicable if rented.). Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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.