

# 6 Burge Close, Holt, ACT 2615



## House For Sale

Monday, 8 January 2024

6 Burge Close, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 623 m2

Type: House



Eoin Ryan-Hicks



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## Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Welcome to 6 Burge Close, Holt – a charming and practical single-level town residence that effortlessly combines comfort and convenience. Boasting three bedrooms and one bathroom, this property is the epitome of a perfect downsizer home or an ideal first home for those embarking on the journey of home ownership. Step inside to discover a thoughtfully designed layout that emphasizes simplicity and functionality. The single-level living space ensures easy accessibility and provides a seamless flow from room to room. Whether you are looking to downsize without compromising on comfort or seeking the perfect first home, 6 Burge Close offers the ideal setting for a relaxed and enjoyable lifestyle. One of the standout features of this residence is the inviting backyard, providing a private oasis for relaxation and outdoor activities. The well-maintained green space is perfect for gardening enthusiasts or those looking to create their own outdoor retreat. Imagine spending leisurely afternoons surrounded by nature in the comfort of your own backyard. Enhancing the living experience further is the deck off the living area, seamlessly connecting the indoor and outdoor spaces. This deck becomes a natural extension of your living room, offering an ideal spot for alfresco dining, entertaining friends, or simply enjoying a quiet morning coffee. It's the perfect setting to create lasting memories with loved ones. Located in the peaceful neighbourhood of Holt, 6 Burge Close enjoys a sense of tranquillity while remaining close to essential amenities and a short walk to Kippax fair. The convenience of single-level living, combined with a great backyard and deck, makes this residence a standout option for those seeking a comfortable and low-maintenance lifestyle. In conclusion, 6 Burge Close is more than just a house; it's a welcoming home tailored for those looking to downsize or embark on their homeownership journey. With its three bedrooms, one bathroom, single-level design, and the added charm of a backyard and deck, this residence offers a harmonious blend of practicality and warmth. Welcome home to a place where simplicity meets sophistication. Features- 3 bedrooms all with built in wardrobes- 1 bathroom, updated- Block size: 623m<sup>2</sup>- Multiple living areas- Large back yard - Single carport with storage and second pack. - Split system heating and cooling- Deck off family room- Walking distance to kippax fair - Across from local ovals Rates: \$2,217 p.a. approx. Land Tax: \$2,845 p.a approx. EER: 1.0 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.