

# 61A Hyndes Crescent, Holder, ACT 2611

## Sold Duplex/Semi-detached

Wednesday, 23 August 2023

LUTON

61A Hyndes Crescent, Holder, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 172 m2

Type:

Duplex/Semi-detached



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Contact agent

Built only five years ago and impeccably maintained, this substantial two-storey property in highly desirable Holder delivers modern, sleek, and uncompromisingly comfortable segregated living for a growing family. The layout has been designed with a focus on easy flow and functionality. To the left of the entry hall is the welcoming lounge room, while to the right is the segregated main bedroom with walk-in wardrobe and ensuite with full-height tiling, and dual floating vanity with stone bench top and great storage. Next along and opposite each other are a convenient powder room, and the central staircase leading to the second level. You then arrive at the superb open-plan living zone - soaring vaulted ceilings and abundant use of windows create a space that practically glows with natural light, while engineered timber flooring injects texture and warmth. The living and dining zones wrap around the high-spec kitchen with stone bench tops, island breakfast bar, Bosch 5-burner gas stove with 900mm oven, Smeg dishwasher, and large walk-in pantry. The adjacent laundry has both direct internal access to the double auto-door garage (which also has drive through access to the rear yard), and outdoors. The second level landing is large enough to accommodate a study or a dedicated play area/small rumpus. Around it are three generous bedrooms (two with walk-in wardrobes and one with a built-in), and the well-appointed family bathroom with bathtub and separate toilet. Indoor comfort is ensured with reverse-cycle ducted and zoned heating and cooling, plus double glazing throughout. The rear yard is secure and privately enclosed by Colorbond fencing. A covered timber deck accessible from the living zone is perfect for alfresco dining - it leads down to an area of artificial turf then a quiet corner with a firepit. The outdoor space is 100% easy-care, perfect for those with busy lifestyles who just want to enjoy relaxing and entertaining outdoors without any work to do! However, there is also a long garden bed with some established plants and scope for green fingers to get creative. The location of this property allows direct and immediate access to comprehensive retail, lifestyle and educational amenities, as well as arterial roads linking to all points of the city plus the nearby popular nature trails, outdoor sports and activities to be enjoyed at Mount Stromlo and the Cotter River. Features:-  
- Super spacious, as-new home (2018) in a convenient Weston Creek location  
- Quality build and great floor plan for families  
- Open-plan living, lounge room and main bedroom downstairs  
- Three bedrooms, family bathroom and study/small rumpus upstairs  
- Walk-in wardrobes in three of the four bedrooms  
- Soaring vaulted ceilings and abundant light in the living zone  
- Impressive kitchen with large walk-in pantry  
- Double-glazed throughout, reverse-cycle ducted and zoned heating and cooling  
- Super easy-care front and rear yards  
- No body corporate fees (shared building insurance and water only)  
- Land tax \$1,000 per quarter approximately  
- Rental appraisal of \$800 to \$850 per week  
EER: 6  
Land Size: 410m<sup>2</sup>  
Living Size: 172m<sup>2</sup> (approx.)  
Land Rates: \$3,300 p.a (approx.)