

# 7 Trott Place, Holt, ACT 2615

LUTON

## House For Sale

Friday, 1 March 2024

7 Trott Place, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 829 m2

Type: House



Ben Oostermeyer



Tracey Oostermeyer  
0408374360

## Auction

At the end of a quiet Cul-de-Sac you will find this ideal three bedroom home. The private entry leads into open plan living spaces, where natural light creates an ambiance that radiates warmth and style. The open layout not only embraces a seamless flow but also provides an optimal space for relaxation and gatherings. This is where cherished memories are made. One of the standout features of this property is the modern kitchen, complete with gas cooktop and dishwasher. This sleek and efficient space is a delight for those who love to cook and entertain. Prepare gourmet meals with ease and style, while enjoying the functional and contemporary design that defines this kitchen. Down the hall, a thoughtful renovation has delivered a spacious bathroom which boasts a corner bath as well as a separate shower. The bedrooms have been designed with your comfort in mind where soft carpets underfoot provide a cozy haven that immediately puts you at ease. Whether it's morning or night, these bedrooms promise the tranquility you deserve. Outside, easy care gardens greet you from the street whilst the backyard can be kept as an expansive open space to enjoy, or re-create the space to your own design. This property presents the opportunity to move straight in and renovate over time or consider further development to add your own value. Make sure to inspect this week, or risk missing out. Features;- Quiet cul-de-sac location- Floating floors to the living and hall- Updated kitchen with gas cooking and dishwasher- Three bedrooms, two with built-in robes- Spacious bathroom with corner bath, separate shower- Ducted gas heating- RC split system to the living rooms- Continuous gas hot water- Single garage- Off street parking- Expansive, level backyard with shade tree- Easy care gardens to front - Reserve and playground nearby- Convenient to Holt shops and Kippax shopping precinct- Within minutes to Belconnen Town Centre, Public Transport and Schools- Approx. 97m<sup>2</sup> living- Approx 829m<sup>2</sup> land- Completion Circa early 1970's- EER 2.0- Rates approx. \$2,788 pa