

**70 Britten-Jones Drive, Holt, ACT 2615**



**Sold House**

Friday, 11 August 2023

70 Britten-Jones Drive, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 378 m2**

**Type: House**



Sarah Turnbull

0429331456

**\$799,000**

Auction Location: In Rooms | LJ Hooker Canberra City Auction HQAUCTION 2ND AUGUST 2023 AT 6PM | LJ Hooker Canberra City Office, City Walk Bidding Guide - \$739,000+My owners have loved living here so much they almost didn't want to sell! But a move to the coast with family means they are reluctantly offering up their much loved home to a lucky new family! And family really has been the emphasis here. It was important to them that their home was not only comfortable but also a fun and easy place to raise their kids. Fully renovated to open up the floor plan and make the most of the full length, full height windows overlooking the infinity entertaining deck. If you asked them, they would say this was their favourite feature! Being able to watch the kids play in the secure yard with all new colourbond fences, but also to enjoy entertaining with a really easy connection from the indoors to the outdoors. These large windows also capture the Northern sun and ensure you are always surrounded by natural light and a leafy green outlook. There is a nice segregation of the bedrooms with the kids wing at the opposite end of the home and able to be closed off. Both the main bedroom and the kids wing have a bathroom each and the main bedroom has a generous walk in robe. The whole home is deliciously heated by in slab heating, all set up on individual controls so you can just set up heated as needed. This has definitely been the owners other favourite feature! It makes winter so comfortable! There is also a large reverse cycle air conditioning for an alternative. The 378sqm has been well utilised with established fruit trees for the kids to enjoy fresh fruit while provided much needed summer shade, as well as sand pits and garden sheds for the whole family to enjoy. The front has been leveled to provide an additional playspace (and room for the trampoline!) while being planted out for privacy. Covid saw them convert the garage to a funky playroom that the kids have loved!! It created a great dedicated kids space, however it is a very easy conversion to remove the insulated dividing wall and have a double garage with internal access again. When not in the playroom, the kids were playing over at the kids playground and open park space immediately opposite the home. You can watch the older kids from your front yard! It was a great place for the kids to meet and form friendships with the other neighborhood kids. The neighbors do deserve a special mention here as well. All lovely people and with regular evening walks along the golf course there was a real community bond formed here that is just so rare to find. The new Burns Club is just at the end of the street, a perfect place to watch the sunset over the Brindabellas while you enjoy happy hour and an easy stroll home. There is something truly special about this home and whilst one family is sad to say good bye, they are excited to see another family or downsizer start their new chapter here and enjoy all their hard work. Be sure to book your inspection today!Rates: \$2,340 p.a. approx.Land Tax: \$3,130 p.a. approx.EER: 6All 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.