

77/68 Hardwick Crescent, Holt, ACT 2615



Sold Apartment

Monday, 14 August 2023

77/68 Hardwick Crescent, Holt, ACT 2615

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 80 m2

Type: Apartment



Jonathan Irwin

\$490,000

Here is your chance to own a uniquely designed apartment with no shared walls, spacious light filled rooms in a well sought location with amazing views. Ideally situated facing gorgeous parkland and adjacent to Kippax Fair, its ideal for living a convenient lifestyle with all the essentials right at your doorstep.

THE HOMEThe spacious living area consists of an open plan lounge and kitchen/dining area, with ample naturally light. Sliding doors lead out to the large wrap around covered balcony, the perfect spot to take in the view. Designed for easy living, the modern kitchen is finished with generous stone bench tops, great storage including pantry and stainless-steel appliances including a dishwasher. The main bedroom features a built-in robe and a spacious ensuite bathroom with stone topped vanity. The generously proportioned second bedroom also has a built-in robe. Additional features include the unique design of the apartment offering a spacious layout with excellent natural lighting, side by side basement car spaces, lockable storage, lift access and split system air conditioning.

THE LOCATIONConveniently positioned, 'Parkview' is a short 1-minute walk to Kippax shops (major upgrades planned) and only a 9-minute drive to Westfield Belconnen. Healthcare is easily accessed with nearby GP offices and health services and a 20-minute drive to North Canberra Hospital. There is an abundance of education options with multiple local schools only a few minutes drive as well as a 15 minute drive from The University of Canberra. Enjoy easy access to public transport options and a growing list of cafés and restaurants just a brief walk away.

FROM THE SELLERI fell in love with the beautifully bright living space and have enjoyed being greeted each morning with picturesque views. I love also watching the cherry blossoms bloom and the vibrant colourful autumn leaves in Autumn. It's so convenient to have shops downstairs and the mall close by!

SUMMARYHighly sought after location in 'Parkview' Spacious design with excellent natural light First floor position with lift access Open plan living & dining room Large covered balcony with park views 2 good size bedrooms with built-in robes Spacious bathroom & ensuite with stone topped vanities Large modern kitchen with stone benches, pantry & dishwasher European style laundry Reverse-cycle air conditioning Entry video security intercom NBN internet 2 side by side car spaces plus lockable storage in basement Short walk to Kippax shops, public transport, cafes & restaurants Building refurbished in 2016 Rent estimate: \$540 - \$560 per week Rates: \$376 per quarter Strata: \$1525 per quarter Living: 80m² Balcony: 21m² Total: 101m² EER: 4.5 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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