

8/1 MacNaughton Street, Holt, ACT 2615



Villa For Sale

Saturday, 4 May 2024

8/1 MacNaughton Street, Holt, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 162 m2

Type: Villa



Oliver Muscat

850,000+

Enjoying a private position in a boutique complex, this exceptional villa is located in the tightly held 'Valmont' enclave in Holt. Nestled towards the rear of the complex, affords this home a peaceful setting, overlooking the Molonglo Nature Reserve and capturing views across the Brindabella Mountains. The property offers generously-sized family living across 4 bedrooms, 2 bathrooms and 2 spacious living areas with easy-care courtyard entertaining and beautiful landscaped gardens featuring magical Japanese Maple and easy care established Myrtle Crab Apple and Manchurian Pear trees. Positioned within easy walking distance of the Kippax Centre and only a short drive to Belconnen Town Centre and Canberra City, this home is a desirable opportunity for families, professionals, downsizers or the discerning investor. This home affords modern living with quality fittings in a well-appointed open-plan kitchen/family area, a second large living/dining area, floor to ceiling tiled bathrooms and auto-access double car accommodation. Additional features include a designated laundry with garden access for easy family functionality, and considered 'zoned' in-slab heating to compliment the mix of tiled and carpet flooring across this beautifully presented and sophisticated home.

- Peaceful position within complex
- Excellent location - walking distance to Kippax Centre and amenities, short drive to main centres of Belconnen and Canberra City
- Four large bedrooms - 3 with built-in wardrobing
- Master accommodation with walk-through robing and large ensuite
- Open-plan kitchen/living area with quality appliances
- 2nd spacious living/dining area
- Floor to ceiling tiled bathrooms
- Zoned in-slab heating
- Evaporative cooling
- Built-in storage

Strata \$803 pq
Rates \$606 pq
Living 160 sqm
Garage 36 sqm