

# 8/3 Fullston Way, Holt, ACT 2615



## Sold Townhouse

Sunday, 13 August 2023

8/3 Fullston Way, Holt, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 177 m2**

**Type: Townhouse**



Gurjant Singh



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## Contact agent

New Door is proud to present 8/3 Fullston Way HOLT to the market. This exceptional 4-bedroom, 2-bathroom townhouse is situated in the 'Ginninderra Estate'. If you are looking for a home with quality inclusions and finishes, then this house is for you. Upon entering, you are welcomed into a spacious open-plan area encompassing the kitchen, dining, and living spaces. Kitchen with quality Bosch appliances. The interior features floor-to-ceiling windows that flood the space with natural light, timber flooring, a light colour scheme, and an inviting atmosphere. Designed with practicality and comfort in mind, the ground level includes a powder room and ample storage space, making it an ideal home for a growing family. Moving to the upper level, you'll find four generously sized bedrooms featuring large double-glazed windows, allowing for ample natural light. The main bedroom offers stunning views of the picturesque Brindabella Ranges and is efficiently designed with a walk-in robe and ensuite bathroom. For added convenience and security, the townhouse includes a double garage with internal access. At the rear, a well-maintained landscaped courtyard with covered pergola & deck offers a peaceful retreat that overlooks a nature reserve. A change for the better, forever. - Ginninderry has a golf course close by and offers an abundance of greenery, with a proposed shopping precinct and primary school planned. Strathnairn has a boutique allotment of dwellings across 20 hectares of predominantly gently sloping land with spanning views to the Brindabella Mountains.

**Property Features:** 4 Bed | 2.5 Bath | 2 Car - Townhouse

- Spacious four bedrooms
- Master bedroom with walk in robe and ensuite
- Other three bedrooms with built in robes
- Open plan kitchen with plenty of cupboard space
- Stainless steel kitchen appliances including gas cooktop, electric oven, rangehood, dishwasher
- Ducted reverse cycle heating/air-conditioning system
- Separate powder room to service the main floor
- Instantaneous gas hot water system
- Timber flooring in living area
- Carpet to floors in all bedrooms
- Modern floor-to-ceiling tiles in bathrooms
- Double garage with internal access for convenience and security
- 11.2 KW Solar system (28 Panels)
- NBN connected
- Stunning mountain views

**Property Details:**

- Block Size - 212m<sup>2</sup> (approx.)
- Lower House - 73.30m<sup>2</sup> (approx.)
- Upper House - 64.70m<sup>2</sup> (approx.)
- Attached Garage - 38.80m<sup>2</sup> (approx.)
- Pergola & Deck - 17.60m<sup>2</sup> (approx.)
- EER - 5.5 stars
- Built Year - 2020
- Rates: \$530 per quarter (approx.)
- Body Corp: \$345.47 per quarter (approx.)

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