

8 Holford Street, Taylor, ACT 2913



Sold House

Friday, 19 April 2024

8 Holford Street, Taylor, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$750,000

This property is booked to go to auction (unless sold prior) on-site at 12:30pm, Tuesday 14th May 2024. As you enter, the main bedroom greets you on the right, bathed in natural light from windows on two side and offers its own spacious walk-in robe and ensuite. Continuing down the hallway, discover the bedroom & bathroom wing, strategically positioned away from the bustling living space for privacy and tranquillity. Bedrooms two and three boast built-in robes, offering ample storage space. The timber-look laminate flooring underfoot guides your journey seamlessly into the kitchen and living area, creating a harmonious flow throughout. In the heart of the home lies the kitchen, with modern appliances and complemented by a convenient corner pantry, catering to both functionality and style. The large living area has double doors to open to the north facing back yard... you will love this spacious and sunny part of the home. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This house makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed walk through video. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features:

- North facing living
- Single level, separate title house
- Double garage with power, lighting & extra storage
- Vacant with early access available if needed
- A short walk to Taylor ELC, (soon to be) Taylor high school & Taylor child centre
- A short drive to Gold Creek Primary & Senior Schools plus Gungahlin private school options
- A short drive to Casey marketplace, Amaroo shops & to Gungahlin Town Centre with restaurants, cafes, gym's & petrol stations

Inside & outside:

- Modern kitchen with 5 burner gas cooktop, ducted range hood, electric oven, dishwasher, pantry & large benchtop with overhang, allowing space for stools
- North facing open plan living & dining space with electric reverse cycle heating & cooling unit
- Timber look laminate throughout all living areas, carpet in bedrooms
- Main bedroom positioned at the front of home with walk in robe, ensuite & large feature window
- Bedrooms 2 & 3 also have built in robes
- All bedrooms with dual roller blinds, block outs plus privacy shears & electric heating unit & fans
- Main bathroom with toilet, vanity, large bath, shower, tastick lighting & window for ventilation
- European laundry & nearby lined cupboard
- Low-maintenance yard with no lawns to mow
- Well looked after plants in planter boxes
- Outdoor power
- Crime safe fly screen at entry
- 2.7m high ceilings
- LED lighting throughout
- Double glazed windows throughout
- NBN connected - FTTP
- Instant gas hot water system

The Numbers (approx.):

- Internal living area: 104m²
- Garage: 37m²
- Block size 211m²
- Age: 5 years (Built 2019)
- EER: 6 out of 6 stars
- Conservative rental potential: \$660/week
- General rates: \$2,032 p.a.
- Land tax (investors only): \$2,842 p.a.

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates