

# 8 Holtermann Place, Charnwood, ACT 2615

## House For Sale

Tuesday, 28 November 2023

8 Holtermann Place, Charnwood, ACT 2615

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Dave Prasad



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## **Auction 16/12/23**

Welcome to your dream home in the sought after suburb of Charnwood! This stunning property is a rare find, offering a perfect blend of comfort, versatility, and investment potential. Whether you're a growing family, an astute investor, or a first-time home buyer looking for additional income, this residence caters to all your needs.

**Prime Location:** Situated in the heart of Charnwood, this property enjoys proximity to local amenities, making it an ideal choice for families and investors alike. The residence is within walking distance to the local primary school, playing fields, and shops, ensuring convenience in your daily life.

**Versatile Investment:** The detached granny flat adds incredible versatility to this property, offering a potential rental income stream. Ideal for investors seeking dual-dwelling opportunities, this setup caters to a range of buyers, from those looking for extra space to families wanting to generate passive income.

**Recently Renovated:** Both the main house and the granny flat have undergone recent renovations, ensuring a modern and comfortable living experience. The tasteful updates include new hybrid flooring, LED down lights, and an open plan living area, creating a contemporary and welcoming atmosphere.

**FEATURES:**- 4 generously sized bedrooms to main house- Carport for convenient parking- Recently renovated main residence (142m<sup>2</sup>)- Detached 2 bedroom, 1 bathroom granny flat (23m<sup>2</sup>)- Well equipped kitchen with gas cooktop, electric oven and dishwasher- Ducted heating for year-round comfort- LED down lights throughout for energy efficiency- Open plan living area with new hybrid flooring- Large courtyard for outdoor entertaining- Instantaneous gas hot water

**DETAILS:** - Year built: 1977- Block size: 670 sqm- Main residence: 142.5 sqm- Carport: 23.5 sqm- Granny flat: 43 sqm- EER: 1.5\* - Rates: \$704 p/q- Land Tax: \$1150 p/q (if rented)