

86 Spowers Circuit, Holder, ACT 2611

House For Sale

Thursday, 4 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 694 m²

Type: House



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Auction

Situated in the sought-after suburb of Holder, this beautifully presented four-bedroom home offers all the hallmarks of sought-after living: location, lifestyle, and comfort. Situated in a quiet loop street and offering light-filled living, with gorgeous renovations and updates throughout, a fantastic outdoor entertaining deck and a spacious backyard for children and pets to play. Don't miss your opportunity to secure a wonderful place to call home.

FEATURES

- Fantastic family home, recently renovated in 2019
- Open plan kitchen, living and dining area
- Segregated master bedroom with large walk-in wardrobe, ensuite bathroom, and separate access to private porch
- Ensuite with heated towel rail and underfloor heating, and walk-in shower
- Three additional bedrooms, all with built-in robes and ceiling fans
- Beautifully renovated kitchen with quality appliances, including a 1100mm SMEG cooktop and loads of storage
- Modern main bathroom with separate WC
- Large, covered deck, great for entertaining
- Electric NOBO heaters in living room and master bedroom
- Ducted evaporative cooling throughout
- Double glazed windows throughout
- 8kW solar system (installed 2022)
- Wool carpet to all bedrooms
- Spacious backyard with cubby house / chook pen
- Established gardens with two large wicking beds, irrigation system and fruit trees
- Double lock up garage with automatic door and internal access
- Catchment area for Duffy Primary School, Mount Stromlo High School, and Canberra College
- Proximity to Orana School and St Judes Primary School, Cooleman Court and Mt Stromlo Forrest Park
- Walking distance to Holder and Duffy shops, Canberra Centenary trail and Cooleman Ridge

WHAT THE SELLERS LOVE ABOUT THE HOME

- The lovely quiet street.
- The large parent's retreat with ensuite + WIR + private outdoor space, separate from other bedrooms.
- The private, leafy and mature gardens.

STATISTICS (all figures are approximate)

EER: 6.0
Living Area: 165m²
Garage: 55m²
Metal Garage: 31m²
Land Size: 694m²
Land Value: \$544,000 (2023)
Land Tax: \$1,279 per quarter (only applicable if not primary residence)
Rates: \$769 per quarter
Construction: 1972
Rental Range: \$800 - \$820 per week