

# 9 Slight Place, Holt, ACT 2615



## Sold House

Monday, 14 August 2023

9 Slight Place, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 409 m2**

**Type: House**



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## Contact agent

Sitting just six doors down from the Burns Golf Club's eighth green, this appealing single level home in the Woodhaven Green Estate enjoys a peaceful and friendly location. The birdsong provides a lovely soundscape to gatherings on the side yard's large covered deck. To the front of the home, the sunny north-facing lounge boasts a bay window. The room flows to the dining room and adjacent kitchen, bringing an easy transition throughout the common areas and connecting with the outdoors for optimal usability and mood-boosting effect. Three generous bedrooms group conveniently around a main and neutral toned bathroom. All bedrooms offer built-in wardrobes and have lovely views of the home's gardens. Security and privacy are among the home's many assets. The large rear yard is fully fenced, making it ideal for children and pets, while the single-car garage benefits from internal access directly into the dining and kitchen space allowing easy drop off of groceries. There's also off-street parking for a further three cars, caravan or trailer. Positioned within walking distance of the golf clubhouse's Star Buffet and an easy drive from Strathnairn's wonderful Café Stepping Stone, and all the dining and retail offerings at Kippax Fair. This delightful home offers all the amenities you crave in a location geared for relaxation.

Special features:

- \* Perfect for downsizers in a quiet loop street
- \* Separate title with no body corporate fees
- \* Three-bedrooms; all with built in robes
- \* Single level design - no stairs
- \* Lounge room with plantation shutters
- \* Spacious open plan living spaces
- \* Family/meals off kitchen
- \* Spacious covered entertaining area
- \* Ducted gas heating
- \* Ducted evaporative cooling
- \* Floating timber look alike floors
- \* Tasteful neutral colour scheme throughout
- \* Gas cooktop, electric oven
- \* Delightful easy care private gardens
- \* Low-maintenance 409sqm block
- \* Automated single garage with internal access
- \* Garden shed
- \* Excellent position near to the golf course, newly owned by the Burns Club

Statistics: Home size: 102sqm  
Garage: 21sqm  
Block size: 409sqm  
UV: \$400,000  
EER: 5.5  
Year built: 1995  
Rates: \$2,459 pa  
Land Tax: \$3,537 pa  
(investors only)