

9 Stanbury Close, Holt, ACT 2615



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 379 m2

Type: House



Eoin Ryan-Hicks

0424042419

\$690,000

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Nestled in a prime location, this charming and spacious 3-bedroom, 1-bathroom house is an ideal opportunity for those seeking a place to call their own. Whether you're a first home buyer, downsizer, or investor, this property ticks all the right boxes. The renovated kitchen is a true centrepiece, boasting contemporary finishes for all your culinary needs. The front living area is an exceptional space to enjoy the natural light, with the large floor-to-ceiling front windows creating an inviting and warm atmosphere. Location is everything, and this property delivers on that front. Situated close to the Kippax playing fields, this property offers the perfect blend of green space and convenience. Embrace the great outdoors sports activities just moments away from your doorstep. Additionally, the nearby Kippax Fair Shopping precinct ensures that all your shopping and dining needs are easily met. The low-care gardens provide a tranquil setting, requiring minimal maintenance, so you can spend more time enjoying the things you love. That's not all! The large enclosed sunroom is a delightful addition, perfect for a kids' playroom or a versatile space for relaxation and entertainment. Let your imagination run wild and transform this area into whatever suits your lifestyle. This property boasts a 5.5kw solar system and new insulation in the walls, setting it apart as an environmentally conscious and 4 star energy-efficient home. Reducing your carbon footprint while saving you money on electricity bills is an additional bonus. Don't miss out on this incredible opportunity to own a property that caters to your every need. Whether you're taking your first steps into homeownership, downsizing to a more manageable space, or expanding your investment portfolio, 9 Stanbury Close is a property that you should not look past. Act now and seize this chance to make this house your home! Rates: \$2,268 p.a. approx. Land Tax: \$3,087 p.a. approx. EER: 4 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.