

92 Blackwood Terrace, Holder, ACT 2611



House For Sale

Friday, 26 January 2024

92 Blackwood Terrace, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 517 m2

Type: House



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\$780,000 +

Discover the perfect blend of charm and practicality in this character-filled home, nestled in a serene tree-lined street. Boasting a generous master bedroom with a spacious built-in wardrobe and two additional bedrooms, one featuring built-ins, this residence is ideal for growing families. Recently updated, the kitchen offers a modern touch with electric appliances, subway tiles, courtyard views, and ample cupboard space, ensuring both style and functionality. Enjoy the light-filled living, dining, and kitchen areas, all north-east facing, with tiled flooring enhancing the overall aesthetic. Whether you're searching for your first home, an investment property, or considering downsizing, this is an opportunity you shouldn't overlook.

FEATURES- Character filled family home in tree lined street.- Generous master bedroom with large built-in wardrobe and courtyard views.- Two additional bedrooms, one with built-ins.- Recently updated kitchen with electric appliances, subway tiles, courtyard views and lots of cupboard space.- North-east facing living, dining, kitchen and bedrooms.- Tiled flooring throughout living areas.- Recently installed Rinnai reverse cycle heating and cooling in lounge.- Large covered outdoor entertaining space.- Beautiful, established, low maintenance and private gardens.- Fully enclosed backyard with timber fencing.- Single partially enclosed carport with powered roller door.- Off-street parking for multiple cars.- Electric hot water.- Recently installed solar panels.- Within walking distance to great primary and secondary schools and ease of access to Cooleman Court, Woden Plaza and the Canberra Hospital.

STATISTICS (all figures are approximate)
EER: 0
Living Area: 117m²
Carport: 25m²
Land Size: 517m²
Year of Construction: 1977
Land Rates: \$584 per quarter
Land Tax: \$631 per quarter
Rental Appraisal: \$600 - \$620 per week