

**24 Britten-Jones Drive, Holt, ACT 2615**

**Duplex/Semi-detached For Sale**

Wednesday, 26 June 2024



24 Britten-Jones Drive, Holt, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type:**

**Duplex/Semi-detached**



George Vlandis  
0437398774



Joy Patel  
0499912090

## Auction

This separate title, low maintenance two bedroom home is located in secluded enclave of the Golf Course Estate. Offering an excellent opportunity and price point for buyers to enter the market or downsize with ease. As you enter the home through the private front yard, you are welcomed into the north facing living area. The functional kitchen offers ample storage and bench space. Separate laundry, powder room, split system heating and cooling adds convenience to your routine. The master bedroom is also north facing and features a built-in wardrobe and access to the two-way bathroom with a separate shower and bathtub. The second bedroom looks out to the backyard and includes a built-in wardrobe. Located close to amenities such as the Kippax Centre, local Golf Club, Primary School and much more, this property offers both comfort and convenience. Features: \* Kitchen with ample storage stage \* Gas cooking\* Separate living rooms\* Built in robes to both bedrooms\* Security shutters\* Separate laundry \* Enclosed carport with storage space \* Low maintenance private courtyard \* Gas hot water system\* Proximity to Golf Club, Primary School and Kippax shops\* Build Year: 1995\* Land Size: 311sqm\* Living Size: 85sqm\* EER: 4.5\* Rates: \$2,343 p.a.\* Land Tax: \$3,492 p.a. (investors only)Disclaimer:All information contained herein is gathered from external 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 and satisfy themselves in all respects.