

1/61 De Graaff Street, Holder, ACT, 2611



House For Sale

Thursday, 18 July 2024

1/61 De Graaff Street, Holder, ACT, 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

Centrally-located townhouse with a retro vibe feels like home

Located within easy walking distance to parklands, schools plus the Cooleman Court shops and restaurants, this welcoming 2-bedroom home is a wonderful suburban oasis.

High, vaulted ceilings make every room of this remarkable townhouse feel spacious and special. The renovated kitchen has all the space, storage and inspiration you need for cooking up a storm. The adjacent dining room is perfect for family get-togethers and late night games nights.

The home has a lovely flow to it. Step past the open shelves, cleverly used as an aesthetic room divider, and into the sun-filled lounge room. This is the heart of the home and perfect for winding down at the end of the day in front of the box. Reverse cycle air conditioning and a gas log fireplace ensures you're so comfortable all year round you may never want to move again.

Tucked away from the main thoroughfare, the master bedroom offers generous space, a built-in robe and a delightful green aspect through the large window. The second bedroom - is perfect as is, or ideal for a transformation into a home office, guest bedroom or nursery. Both rooms offer the sense of space rarely found in townhouses.

Outside holds just as many surprises. The front courtyard is private - a lovely little low-maintenance sanctuary - to be enjoyed while relaxing on the front deck. In the centre of the complex is a communal green space which allows you to forget you're in the middle of suburbia.

New plush carpet throughout, undercover parking, separate laundry and only one common wall. Whether you're looking to downsize, or you're just starting out, you'll discover that this exceptional home is simply perfect for you.

YOUR NEW HOME FEATURES

- Newly carpeted throughout
- Renovated kitchen with dishwasher and electric cooktop and oven
- Bathroom with sunken bath
- Built-in wardrobes in master bedroom
- Separate laundry with plenty of storage
- Reverse cycle split system air conditioning and gas log fireplace
- Decked courtyard garden
- Single carport plus additional car space and lockable storage
- Wonderful neighbours/community - a mix of younger families and long-term residents
- Close to exemplary public and private schools and public transport
- 5 minute walk to Holder Shops, 10 minute walk to Cooleman Court

STATISTICS

- EER: 0
- Land Size: 295 m²
- Residence: 105 m²
- Carport: 20 m²
- Body Corporate: \$872 per quarter
- Rates: \$642 per quarter

Nestled in a quiet complex and a short walk to the local Holder shops, Cooleman Court Shopping Centre, Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School, Orana Steiner School, Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands. Quick 5 minute walk to R7 bus connection to the city interchange. Short drive to Woden, Canberra Hospital, ANU and Canberra City.

