

13 Blackwood Terrace, Holder, ACT, 2611

LUTON

House For Sale

Thursday, 5 September 2024

13 Blackwood Terrace, Holder, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Justine Burke

First Home Happiness in Holder

Situated on a huge, largely level 1041m² block, and neatly shielded from the street, walking into this light, bright, freshly painted three bedroom home is like walking into a welcoming smile. Thanks to the fresh, renovated/updated interior and the copious amount of sunshine spilling into the home from the north-east aspect to the rear, whenever there is a ray in the sky, this delightful residence is charm personified.

The open plan living and dining areas feature gleaming bamboo flooring that extends into the embracing heart of the home, the modern, bright and airy, upgraded kitchen. Offering quality appliances including an electric cooktop, Bosch oven, dishwasher, abundant cabinetry and storage options, the contemporary styling continues into the adjacent renovated laundry with garden access.

All the bedrooms are well-sized, the main bedroom with corner windows. Two of the bedrooms have built-in wardrobes, all three have comfortable carpet and are serviced by the renovated bathroom with large walk-in shower, modern timber wall-hung vanity and delightful feature tiling.

A fully enclosed sunroom adds further value to this neat home. Overlooking the backyard, the sunroom is an ideal space for outdoor entertaining or relaxing. It would make a great playroom or home office too. The backyard is a secure, private, blank canvas with heaps of potential ready to be transformed into whatever you want a mini BMX track, luscious gardens, a pool or an extension.

Buyers will appreciate the options here; an ideal first house, an upgraded home on a large flat block with room for extensions, a move-in ready downsizers' home, within walking distance to Holder shops, or an investment property with easy access to shops, main transport and bus routes to Woden and Weston Creek centres. A neat, sweet gem of a home don't miss this one!

Features:

- Renovated three bedroom home
- High energy efficiency rating of 5.5 stars
- Huge 1041m² (approx.) level block, allowing for a second dwelling (subject to council approval)
- North-east aspect to the rear
- Great entry level opportunity to live in Holder
- Private and secluded from the street
- Front courtyard area with ramp to front door
- Light-filled living areas plus external sun room
- Updated kitchen, Bosch electric oven, electric cook top
- Generously sized bedrooms with carpet
- Bedrooms one and two with built-in wardrobes
- Bedroom three with ceiling fan
- Contemporary fully renovated bathroom with wall-hung timber vanity with stone bench top
- Renovated laundry with backyard access
- New lighting/downlights
- Freshly painted throughout
- New ceiling and wall insulation
- Single metal garage
- Large, secure, private backyard with Colorbond fencing
- Fruit-bearing Mulberry tree in the backyard
- Double and single gates to back yard
- Garden shed
- Plenty of off-street parking
- Close proximity to St Jude's Primary School

- Walking distance to Holder shops
- Close to recreational trails of Narrabundah Hill, Stromlo Forrest Park
- Rental appraisal of \$625 to \$675 per week

EER: 5.5

Land Size: 1041m²

Living Size: 98m² (approx.)

Land Rates: \$3,525 p.a (approx.)

Land Value: \$699,000 (approx.)