

16 Blandon Place, Holt, ACT, 2615

House For Sale

Friday, 9 August 2024

16 Blandon Place, Holt, ACT, 2615

Bedrooms: 2

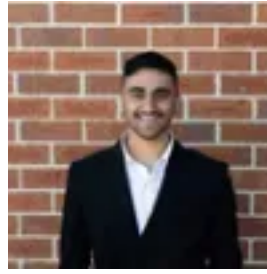
Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer



Jason ElKhoury

Light-filled Single level home with front and rear courtyards

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 3rd September 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Nestled in a tranquil setting, this fully single level abode promises to enchant you from the very first glance. This light-filled home has a spacious open-plan living area, where natural light floods through the full-length, windows and doors, creating a warm and inviting atmosphere. The home boasts two generous bedrooms, each also offering full-length windows to bring the beauty of the outdoors inside. The main bedroom features direct access to an updated two-way bathroom and has a built in mirrored robe.

The kitchen offers a free-standing cooktop and oven, along with ample cupboard space for all your culinary needs and looks out to the front courtyard. Whether you're preparing a quick meal or entertaining guests, this kitchen is sure to inspire your inner chef and is located away from the living and dining areas.

Beyond the interiors, the property extends into an enclosed North aspect courtyard that serves as a perfect spot for relaxation or entertaining. With a pergola-covered entertaining area, you can enjoy the outdoors in any weather as it can be opened or closed, making it an ideal space for family gatherings or a quiet evening under the stars.

Designed with year-round comfort in mind, the home features double-glazed windows and sliding doors throughout that not only enhance its aesthetic appeal but also ensure excellent cross-breeze ventilation and energy efficiency, keeping your heating and cooling costs low.

Location is key, and 16 Blandon Place does not disappoint. With public transport just 100 meters away and Kippax Fair Shopping Centre only 700 meters from your doorstep, convenience is at your fingertips. In close proximity you will also find several reputable schools, including Kingsford Smith School, Latham Primary, St John the Apostle Primary, and Cranleigh School, making it a perfect choice for families.

Whether you're looking to downsize or embarking on the journey of home ownership, 16 Blandon Place offers everything you need and more. Take the time to inspect this beautifully presented property, you will not be disappointed.

Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

Single level floorplan

Direct street frontage townhouse

Well established and easy-care grounds to manage front and rear (no grass to mow)

Ample off-road parking for multiple vehicles in the driveway and in the semi-enclosed carport

Quiet location with little through traffic

Double glazed windows and doors throughout

Vacant possession, so no need to wait for owners or tenants to relocate

Early access available via an occupation licence, if you need to move in quickly before settlement

Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

Living area: 79.5m²

Land size: 434m²

Single semi-enclosed carport: 20m²

Name of development: Aspen Ridge, comprising 24 single level townhouses

Age: 44 years (development completed 1980)

General rates: \$2,643 p.a.

Water and sewerage rates: \$754 p.a.

Land tax (investors only): \$3,713 p.a.

EER: 3.5 stars (with a potential for 6 stars)

Conservative rental estimate (unfurnished): \$500/per wk

Strata levies: \$1,783 p.a. (very low)

Strata manager: Civium Strata phone 1300 724 256

Units plan number: 191

Money in admin and sinking fund as of 08/07/2024: \$30,584

Inside:

Open plan living and dining area opening to courtyards both ends

Kitchen has free-standing cooktop and oven, lots of bench and storage space and window to front courtyard

Upgraded ducted reverse cycle air conditioning

Upgraded LED downlighting

Mix of carpets throughout living areas and tiles in wet areas and laminated timber look flooring in the kitchen

Two-way bathroom with separated bath and shower as well as external ventilation

Freshly painted

Crimsafe security screen doors front and rear

NBN available (FTTN)

Outside:

Vergola-covered entertaining area

Rear entertaining area backing reserve

Well established grounds with mix of pavers and garden beds and no grass to mow

250 litre Rinnai electric hot water system

Dual access to the home for guests at the front and rear

Construction info:

Concrete slab on ground

Walls are double brick veneer with timber and compressed cladding

Timber truss roof framing with R3.0 ceiling insulation

Concrete roof tiles

Aluminium frames and double-glazed windows and doors

No unapproved structures

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses

A digital brochure with everything you need to consider a purchase (request via email)

We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate