

17 Govett Place, Holder, ACT 2611



House For Sale

Saturday, 29 June 2024

17 Govett Place, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 410 m2

Type: House



Alexandra Rogers
0457586260

Offers Over \$825,000

This single-level, 3-bedroom, ensuite home combines the independence of a detached dwelling with the convenience of townhouse living. The open-plan lounge and dining area is bright and welcoming - a perfect central hub for relaxing at the end of the day. The lounge room's floor to ceiling glass doors allow for natural light and indoor-outdoor flow, and the kitchen is a dream for culinary enthusiasts - with plenty of storage, bench space and even a servery. The ducted reverse cycle heating and cooling will keep you comfortable all year round. All three bedrooms have built-in robes, plush carpet underfoot, and picture windows. Additionally, the master bedroom has a bright ensuite, perfect for washing the day away. With a detached studio space, you'll have a perfect home office or gym, and the double garage and generous driveway allows for lots of flexibility. Located in a quiet neighbourhood, walkable to the shops, cafes, and public transport of Cooleman Court, this home offers everything you need on its doorstep. **HIGHLIGHTS** 3 bedroom ensuite, separate title townhouse Spacious master bedroom with ensuite Built-in robes in all bedrooms Separate water closet Electric cooktop, oven and eurotech dishwasher Reverse cycle heating and cooling North facing covered patio Backyard verandah Separate flexible studio space Easily accessible double garage with additional storage 5 minute walk to R7 bus connection to the city Short walk to Cooleman Court **CLOSE PROXIMITY TO** Nestled in a quiet cul-de-sac 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. **STATISTICS** (all figures are approximate) Unit: 17 Block: 49 Section: 11 Land Size: 410m² EER: 3.0 Home Size: 165m² Internal Living: 117.0m² Garage: 36m² Store: 12m² Year Built: 1980 Land value: \$573,000 Rates: \$3,288 annually Land tax: \$5,647 annually (if purchased as an investment)