

19 De Graaff Street, Holder, ACT 2611

MY MORRIS

House For Sale

Wednesday, 12 June 2024

19 De Graaff Street, Holder, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Sandy Morris
0420380895



Zac Morris
0432141648

Auction

My new owners will love:-
• Great aspect allowing natural light throughout
• Perfect location in a quiet loop street on a large corner block
• New carpet and fresh paint throughout
• Ideal entry level property with unlimited potential
Perfectly positioned in a quiet loop street, this three-bedroom home is the perfect entry into the highly sought-after Weston Creek region. Sited on a large corner block of over 890m², there is great opportunity for second residence or redevelopment. Cleverly positioned with great north-eastern aspecting, the home enjoys light filled living throughout and beautiful sunshine to warm your winter mornings. Recently revamped, it comes complete with brand new carpet and fresh paint throughout and is ready for its new owners to simply move in and enjoy. Location perfect and move in ready, this lovely home will not stay on the market for long. If you have been looking for the ideal entry-level residence in a convenient and sought-after location, be sure to inspect 19 De Graaff Street, Holder. My features include:

- Neat and move-in ready three-bedroom entry level home
- Fabulous location in a quiet and friendly street with easy access to amenities
- Large 892m² corner block creates opportunity to add a secondary residence/granny flat/studio (SCA)
- Large light filled living space with nice outlook, ceiling fan and split system unit for comfort year round
- Updated kitchen with large pantry and great storage
- Generous main bedroom with full wall of built in robes
- Spacious secondary bedrooms both include built in robes
- Expansive and private rear gardens provides space for children and pets to play
- Large double metal garage provides car accommodation

My lifestyle:

- 5 minute drive to Cooleman Court with fabulous facilities
- 10 minute drive to Woden Town Centre
- 15 minute drive to Canberra City Centre

Sales Specifics: Rental estimate: \$580 - \$600 p/w (approx.)
Living size: 107sqm² (approx.)
Year built: 1974 (approx.)
EER: 1UV: \$616,000 (2023)

Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.