

3 Embley Street, Holder, ACT, 2611

LUTON

House For Sale

Friday, 9 August 2024

3 Embley Street, Holder, ACT, 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Justine Burke

Extended Family Home in a Peaceful Pocket of Holder, Offering Abundant Potential

Set on a 763m² block surrounded by established, easy-care gardens, this home has been updated and extended over time ensuring all the elements of a quality family home are on offer.

Separate living areas include a lounge and dining room at the front of the home, plus a generous family/rumpus room at the back, with sliding door access out to the covered entertaining area. The kitchen is easily accessible from the indoor and outdoor areas and has been updated to provide a space adequate for everyday life.

Ideal for families of all ages, the bedrooms are separated by the family/rumpus room, with two at the front of the home and two at the rear, all with built-in wardrobes. The current layout easily lends itself to a slight reconfiguration if the desire for an ensuite and/or walk-in wardrobe was there.

Adding to the overall appeal, the home has just been freshly painted throughout, with new carpet installed in the bedrooms and family/rumpus room plus there is ducted gas heating and evaporative cooling so essentially the home is move in ready but still offers abundant potential! Ideally located, St Jude's Primary, Canberra Montessori Society and the Holder Shops are all within walking distance, and Cooleman Court plus other local schools are also within close proximity.

Features:

- Quiet location
- North facing to the rear
- Extended family home
- Separate living areas
- Updated kitchen and bathroom
- Four bedrooms, all with built-in wardrobes
- Ducted gas heating and evaporative cooling
- Freshly painted throughout
- New carpet
- Covered outdoor entertaining area
- Single garage and single carport
- Side gate and off-street parking for additional cars/a trailer/boat
- Garden shed
- Established gardens front and back, enclosed rear yard
- Walking distance to schools and shops
- Rental appraisal of \$650 to \$700 per week

EER: 1

Land Size: 763m²

Living Size: 143m² (approx.)

Land Rates: \$3,496 p.a (approx.)

Land Value: \$628,000 (approx.)