

36 Blackwood Terrace, Holder, ACT, 2611



House For Sale

Friday, 20 September 2024

36 Blackwood Terrace, Holder, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Michael Pead

Stunning Family Home in the heart of Holder

Beautifully Updated Four-Bedroom Home in Holder

This stunning four-bedroom property in the heart of Holder perfectly blends modern elegance with a warm, inviting atmosphere.

As you enter, you'll feel immediately at home, with beautiful European-style double-glazed windows that maximize the morning sun and create wonderful living spaces to relax and unwind. The thoughtfully designed layout features great segregation of living areas, including an updated kitchen equipped with an induction cooktop and Bosch oven and dishwasher.

Step outside to the spacious undercover alfresco area, ideal for entertaining or simply enjoying the serene views of the perfectly manicured gardens and lush lawn-your private oasis awaits!

Additional highlights include a convenient double lock-up garage with off-street parking and a flexible storage area or rumpus room beneath the house.

Don't miss this opportunity to make this delightful home your own. Experience the convenience of living in Holder, one of Weston Creek's most desirable neighborhoods! With easy access to main arterial roads, a short stroll to Cooleman Court, and proximity to various schools, including St. Jude's Primary School, this property is a must-see.

- * 725sqm of Land
- * Four Bedrooms, including a main bedroom with an updated ensuite
- * Updated Kitchen and Bathrooms
- * Recently installed European-style double-glazed windows
- * Cosiflor Honeycomb blinds
- * Outdoor undercover alfresco area with ceiling fan and lights
- * Perfectly manicured gardens, including a rainwater tank
- * Flexible storage options underneath the house
- * Ducted Gas Heating throughout and Split System
- * Geographically central-15-minute commute to Canberra's CBD
- * Total Under Roof Area: Approx. 213m²

Rates: \$3,415pa (approx.)

Land Tax: \$6,453pa (approx.)

UCV: \$640,000 (2023)

EER: 4.5

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