

**36 Cazaly Close, Holt, ACT, 2615**



**House For Sale**

Friday, 2 August 2024

36 Cazaly Close, Holt, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Modern Styling With Exceptional Appeal

Renovated tastefully throughout, and beautifully maintained, this could be the home you've been waiting for! With light filled spacious living areas, the design offers loads of space for a growing family.

High set in a lovely cul de sac, the entry is through a private courtyard. Living spaces consist of a lounge and dining room plus a separate family room ideal for children's toys, or if you're in need of a separate work from home space.

The gorgeous, near new kitchen is well appointed with ample cupboard space and offers a great outlook of the backyard. The contemporary bathroom has been beautifully renovated as well, and there is a long list of other quality inclusions, leaving you with nothing to do but unpack and settle into your new home.

Outdoors, the large private backyard provides plenty of space and there is a fantastic covered entertaining area, perfect for enjoying gatherings with family and friends as we come into the warmer months of the year. If you're a car enthusiast, there is also a huge double garage, extra storage shed and loads of additional car parking space, locked away securely behind gates.

Set in a prime location near to both local shopping and schools, with nature walks nearby and with all of the amenities of Kippax just down the road, this home won't last long!

- Three ample bedrooms with built in wardrobes
- Generous light filled spacious floorplan
- Lounge and dining rooms
- Additional family room
- Stunning well appointed, renovated kitchen
- Contemporary bathroom styling
- New carpets
- Solar panels and attractive rebates
- 'Air Touch' reverse cycle air conditioning smart system with 7 zones
- Security system
- Fantastic covered deck for entertaining
- Large insulated double garage plus additional secure car parking
- Great backyard, a tall hedge providing seclusion from neighbours
- Low maintenance garden beds with digitally controlled irrigation system
- Great cul de sac position near to local shopping and Kippax

### Quick Stats:

Internal living size: 124sqm approx.

Land size: 742sqm approx.

Rates: \$3,164pa approx.

Land tax (only if rented): \$5,382pa approx.

EER: 1.5 stars