

39 Spowers Circuit, Holder, ACT, 2611

House For Sale

Thursday, 29 August 2024



39 Spowers Circuit, Holder, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House

The Perfect Blend of Charm and Family Comfort - Your Dream Home Awaits

Custom designed by the current owners and in immaculate as-new condition, no surface was left untouched in updating this fun-loving freestanding property. The character filled family home outperforms in terms of space, lifestyle and location in a family-friendly neighbourhood only minutes to nearby schools and parkland. With a practical layout, this three-bedroom home channels a fun, contemporary aesthetic and opens out to a large sunny garden with a basketball court that's perfect for family gatherings. The generous and flat 806m² (approx.) block offers the new owners endless options to further enhance the landscaping or extend the home in the future to accommodate growing families. Don't miss this exceptional opportunity.

FEATURES

- Fully renovated family home with a fun, contemporary aesthetic
- Three generous bedrooms, all with built-in robes and ceiling fans
- Kitchen with stone bench tops, coffee station, ample cupboard space and quality appliances
- Open plan living and dining area
- Bathroom includes a double shower, heated towel rail and LED/anti-fog mirrors
- A second toilet directly off the hallway
- Laundry with great storage
- Double glazed windows throughout
- New carpet and flooring throughout
- New blinds and curtains throughout
- New LED downlights to living, kitchen and hallway
- Reverse cycle split system units in living area and master bedroom
- 17 x 390kW solar panels (PHONO solar technology)
- Tesla charger (Type 2 EV compatible)
- Freshly painted throughout, including the external roof
- Gas disconnected but still available for reconnection
- Huge, flat backyard, fully fenced with covered deck and basketball court
- Six-car garage/shed with functional toilet
- Ample off-street parking with 2nd driveway
- Close to St Judes Primary School, Mt Stromlo High School, and Cooleman Court
- Short drive to Stromlo Park and Westfield Woden

WHAT THE SELLERS LOVE ABOUT THE HOME

1. How do you describe a vibe? This home has become the central 'hub' for our family and friends, humbly labelled the 'favourite'. It is comfortable and welcoming with space to entertain across all ages.
2. 39 Spowers offers a low maintenance lifestyle – we purposefully modernised it to ensure this extends from inside right through to the outdoor entertaining areas.
3. This home has been renovated with love. From where it started to where it is now, any new owner is going to love what it offers with a bathroom all your friends will envy.

STATISTICS (all figures are approximate)

EER: 2.5

Living Area: 111m²

Garage: 50m²

Land Size: 806m²

Land Value: \$544,000 (2023)

Construction: 1972

Rates: \$864 per quarter

Land Tax: \$1,641 per quarter (only applicable if not primary residence)

Rental Range: \$680 - \$700 per week