

4 Tully Street, Holder, ACT, 2611



House For Sale

Wednesday, 18 September 2024

4 Tully Street, Holder, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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A space for everybody in this expansive suburban oasis

Situated on a large, lush block on tree-lined Tully Street, this expansive home is the perfect family haven. Its livable layout and warmth welcome you from the moment you step onto its elevated front verandah with spectacular climbing Clematis.

This home features two distinct living areas. The large sunlit lounge room looks onto the lovely front garden featuring a vast array of native and exotic flowers and greenery. The family room towards the rear of the home has external access to the beautiful back garden with soft green lawns, raised vegetable beds and paved alfresco with BBQ area.

Positioned neatly and strategically in between these two spaces is the well-appointed and renovated kitchen with wall-to-wall storage. Chat with family and friends while cooking something delicious on the long kitchen benches.

Separated from the other bedrooms, the master suite is spacious, with a walk-in wardrobe and ensuite. All bedrooms feature picture windows and leafy views.

But this property has a few more wonders up its sleeve. The large separate laundry keeps life's necessities practical but out of sight, and the lower level includes a large double garage and workshop.

Tully street is ideally situated in a highly-sought-after location, close to schools and local amenities. A quick walk takes you to Holder Shops and oval, ensuring your day-to-day necessities are close by. A slightly longer walk will see you at Cooleman Court and its plethora of supermarkets, shops, clubs and dining venues. Adventure enthusiasts will love the proximity to Stromlo Forest Park which provides world-class mountain biking trails and an escape into nature's playground. It's also only 15 minutes' drive to the CBD.

Make this your home and find your own space.

Your new home features:

- Expansive home surrounded by lush, landscaped gardens and multiple alfresco spaces
- Two spacious and distinct living areas
- Four bedrooms with picture windows, master with walk in robe and ensuite
- Electric kitchen with plenty of prep/storage space and Dishlex dishwasher
- Spacious laundry with attached external access
- Double car garage with remote controlled doors
- Workshop and additional storage
- Ducted gas heating and evaporative cooling
- Private low maintenance front and rear gardens with established hedges, exotic and native plants, fruit trees, veggie beds and BBQ area
- Underground watering system
- Solar system
- Nestled in a quiet street and a short walk to the local Holder shops, Duffy shops and Cooleman Court with Medical Centre, Walk-in Centre and Allied Health Services
- Close to Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School and Orana Steiner School
- Walking trails to Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands
- Quick 5-minute walk to R7 bus connection to the city interchange

STATISTICS (all figures are approximate)

- Block: 2
- Section: 9
- EER: 2

- Home Size: 240.10 sqm
- Internal Living: 192.50 sqm
- Garage/Store: 47.60 sqm
- Land Size: 806 sqm
- Rates: \$3,345 per annum

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout and descriptions.