

**42 Blackham Street, Holt, ACT, 2615**



**House For Sale**

Thursday, 18 July 2024

42 Blackham Street, Holt, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Prime Location Close to Everything

Set on a lovely leafy courtyard block, this neatly presented townhouse is high set and is well positioned near to Kippax with shopping, churches, playing fields and schools all an easy walk away.

The living space is light filled and open plan and there are two ample bedrooms with built in wardrobes, both rooms offering an outlook to the greenery of the gardens outside.

Although many aspects of the home are in original condition, the home is very liveable and features such as reverse cycle air conditioning ensure comfort in all seasons.

The backyard offers enough space for a pet and the gardens are established and private. There is also plenty of off street parking and a single carport and additional storage shed.

Be quick to inspect.

- Two bedrooms with built in wardrobes
- Open plan light filled living area
- Tiles and floating floors throughout
- Reverse cycle air conditioning
- Two way bathroom
- Private back courtyard
- Single carport with extra off street parking
- Great location, within walking distance to all the amenities on offer at Kippax

### Quick Stats:

Internal living size: 79sqm approx.

Land size: 326sqm approx.

Rates: \$2,676.52pa approx.

Body Corp: \$587.24 pq (proposed)

Land tax (only if rented): \$3,796.36pa approx.

Year built: 1980

EER: 1 star