

**48 De Graaff Street, Holder, ACT 2611**



**House For Sale**

Thursday, 11 July 2024

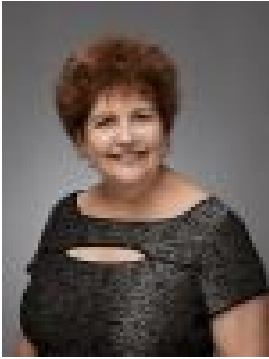
48 De Graaff Street, Holder, ACT 2611

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Christine Shaw  
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## Auction

Savvy buyers will always look for homes that tick lots of boxes. How many boxes can we tick here? Renovated four bedroom home - tick Massive parcel of land - tick Location across from a park with swings - tick Hedge for privacy - tick Huge amount of vege patches for sustainability - tick.... and there is a bit of a big garage with three phase power - mega mega mega tick! I'd like to think we are selling an amazing home with a 6-8 car garage - but my owner does understand there may be others thinking we are selling the huge potential of a working garage that happens to have a home with it. There simply has been nothing like this on offer in any research of past sales. Plus the added benefit of having no neighbours across the road, and a great leafy park with swings and climbing equipment for picnics is simply irresistible. The welcoming home is ready for you to move into, with the lounge area having large windows to let the light stream in at any times of the day. The renovated and well-designed kitchen with breakfast bar and dining area will always be the hub of activity for you and your family and friends. The four bedrooms all have built-in robes, with again those lovely large windows. Freshly painted throughout, with a double glazing quote available for the new owners, this can easily be your new home. If you're later wanting to extend the home, there is plenty of space on this magnificent 1291m<sup>2</sup> parcel of land for you to discuss with ACTPLA. This home could particularly suit a professional tradesperson, home mechanic, landscaper or someone with their own business looking for secure storage for stock and equipment. An opportunity such as this is incredibly rare.

Features: Solid 1974 construction  
No neighbours across the road  
Great park and swings literally at your doorstep  
Good sized open plan living and dining area  
Renovated kitchen with island bench/breakfast bar  
Stone benchtops and corner pantry  
Smeg freestanding 5 burner gas cooktop/oven  
Bosch dishwasher and microwave hutch  
Four bedrooms each with built-in robes  
Renovated bathroom with large bath and separate shower  
Separate toilet  
Renovated laundry with good amount of storage  
Grey-water piping of laundry water for gardens  
Laminate flooring and wool carpets  
Ducted gas heating  
Two reverse cycle air conditioning units  
Instantaneous hot water system  
LED lighting  
Large vege patches ready for planting  
Olive tree and other fruit trees  
6-8 car garage with internal room and mezzanine storage  
Eight band hardwired CCTV with five cameras  
Three-phase power  
Large pergola for outdoor entertaining  
Colorbond fencing on two sides  
Fully enclosed yard  
Separate side gate access for remainder of yard  
Just 5 minutes to Cooleman Court and 10 minutes to Woden Westfield  
Great transport options nearby  
Excellent private and public schooling nearby  
Residence: 115m<sup>2</sup>  
Pergola: 20m<sup>2</sup>  
Garage: 95m<sup>2</sup>  
EER 1.5  
Land Size: 1291m<sup>2</sup>  
Land Rates: \$3791 pa  
Land Value: \$694,000  
Rent Appraisal: \$750-\$780 pw  
Land Tax: (only payable if rented) \$6724pa  
Note: All measurements and figures are approximate.