

# 5 Winton Place, Holder, ACT, 2611

LUTON

## House For Sale

Thursday, 12 September 2024

5 Winton Place, Holder, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## Charming Starter Home with Development Potential

Welcome to this promising property nestled in a peaceful cul-de-sac in the sought-after suburb of Holder. Set on a generous 977m<sup>2</sup> battleaxe block, this expansive and flat parcel of land presents a fantastic opportunity for first-time buyers, developers, or builders.

This original 3-bedroom home, complete with built-in robes in each bedroom, offers a solid foundation to create your dream home or enhance its existing charm. The property features a 3-car carport and a double tandem garage, providing ample space for vehicles and additional storage.

The location is truly unbeatable, offering a serene leafy outlook and the convenience of a quiet, family-friendly neighborhood. Whether you're looking to make your mark with a renovation or explore development possibilities, this property is must-see.

Located in central location within close proximity to local schools, Cooleman Court, Canberra hospital and easy access onto the Tuggeranong Parkway.

Don't miss your chance to secure a prime piece of real estate with endless opportunity in Holder. Contact us today to arrange an inspection and envision the future of this exceptional property.

### Property Features:

3 Bed | 1 Bath | 5 Car Accommodation

Quiet cul-de-sac location

Expansive 977m<sup>2</sup> battleaxe block

Flat, spacious land for development or renovation

Three spacious bedrooms all with built-in wardrobes

Separate lounge dining and kitchen with gas cooking

Good size main bathroom with bathtub and separate toilet

Split system heating and cooling in main living area

External shutters for extra security

Solar

Gorgeous landscaped yard with raised garden beds

Leafy and tranquil setting

Great potential for future improvements or new builds

3-Car carport, double tandem garage and plenty of off street parking

Close to local schools & shopping centres

Block Size: 977m<sup>2</sup>

Living Size: 109m<sup>2</sup>

Garage: 33.5m<sup>2</sup>

Carport: 23.4m<sup>2</sup>

Built: 1972

Land Zoning: RZ2

EER: 1 Star

UV: \$628,000

Rates: \$3,496 p.a approx.

Land tax (If rented): \$6,092 p.a approx.

### Suburb Snapshot:

Looking for a suburb with a hefty dose of convenience? Holder in Weston Creek is not only close to childcare centres, local primary schools and a high school, but it's also a short drive to Woden, Tuggeranong and Civic. There's a good range of houses and townhouses, including some of the suburb's originals built back in the early 1970s. Holder Shops has all the

basics, while the larger Coleman Court in Weston is just a quick trip away. The Centenary Trail also snakes through Holder, past the new Holder Wetlands which will eventually grow into an important habitat for local wildlife.

**Disclaimer:**

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