

61 Calder Crescent, Holder, ACT, 2611

House For Sale

Thursday, 31 October 2024



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Bedrooms: 3

Bathrooms: 1

Type: House



Brett Hayman

0411414624

Charming Corner Block Home on 810m² with Established Gardens

Situated on a spacious 810m² corner block, this inviting home is set amongst beautifully established gardens, offering a peaceful retreat in a prime location. As you step through the spacious entry foyer, you'll be welcomed into a light-filled, air-conditioned, living area that showcases tranquil views of the lush gardens, creating a serene backdrop to everyday life. The flowing floor plan leads to a formal dining area - ideal for hosting gatherings - and an open-plan kitchen and meals area, complete with the original kitchen design and abundant storage, ready to meet all your culinary needs.

This charming home features three well-proportioned bedrooms, each designed for comfort and practicality, with timber flooring throughout. The master bedroom includes a built-in robe, and the second bedroom also features built-in storage, offering convenient options for a growing family. The family bathroom is well appointed with both a shower and a bath, making it perfect for busy mornings or relaxed evening routines. Outside, the expansive garden invites endless possibilities, whether you're entertaining or simply enjoying the peaceful surrounds.

Features

- Spacious 810m² corner block with established, low-maintenance gardens
- Light-filled living room overlooking the lush garden and a formal dining area
 - Reverse cycle Daikin air-conditioning unit in the living room
- Original kitchen with ample storage and open-plan meals area
- Three comfortable bedrooms, with built-in robes in the master and second bedroom
- Family bathroom with both a shower and a bath
 - Timber flooring throughout
- Expansive garden with ample space for relaxation or entertaining
 - Converted double bay lock up workshed / rumpus area, with additional storage area

Nearby

- Duffy Primary School
- Mount Stromlo High School
- Canberra College
- St Jude's Primary School
- Cooleman Court
 - The Canberra Hospital

EER: 0.5

Rates: \$3,568 pa (approx.)

Land Tax: \$6,838 pa (approx.)

Living Area: 127m²

Land Size: 810m²

Land Value: \$618,000 (2024)