

68 Calder Crescent, Holder, ACT, 2611

LUTON

House For Sale

Thursday, 31 October 2024

68 Calder Crescent, Holder, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke

Renovated Home in a Sought After, Family Friendly Location

A home that is impressive from the street and even more so once inside; 68 Calder Crescent is a light-filled, fully renovated and beautifully presented family home surrounded by established gardens and offering abundant car accommodation and parking.

With a modern take on family living, the layout of this exceptional home has a wonderful flow and the open-plan living areas benefit from large windows and a wonderful indoor/outdoor connection. The fully renovated kitchen overlooks the back garden and features stone bench tops, 5 burner gas stove, a double drawer dishwasher and good storage space.

A property of this calibre demands an equally as impressive outdoor space, and this home does not disappoint. A large, rear entertaining deck is a superb extension of the internal living areas and the family-friendly backyard completes the space perfectly. In addition to the deck at the rear, there is also a private front courtyard that offers a lovely quiet space for a morning coffee.

The three bedrooms each have a leafy outlook, with a renovated ensuite to the main bedroom and a renovated bathroom to service the other two bedrooms.

Leaving you nothing to do but simply move in and enjoy, the home also features ducted gas heating, a reverse cycle split system, new carpet, new downlights and powerpoints, new wardrobe doors and interiors and fresh paint both inside and out.

The prime location means you are within walking distance to St Jude's Primary, the Canberra Montessori School, the Holder Shops, local parks and public transport and also in close proximity to Cooleman Court.

Features:

- Great location in a quiet, family friendly street
- Excellent street appeal with good privacy
- Established gardens surrounding the home
- Light-filled living areas
- Renovated kitchen
- Main bedroom with renovated ensuite
- Renovated main bathroom with separate toilet
- New wardrobes to bedrooms one and two
- Ducted gas heating and a reverse cycle split system
- New carpet
- Fresh paint inside and out
- Alarm system
- Private front courtyard
- Covered entertaining deck at rear
- Grassed space at the rear
- Tandem garage with auto door
- Abundant off-street parking with circular driveway
- Walking distance with schools and shops
- Rental appraisal of \$690 to \$740 per week

EER: 1.5

Land Size: 856m²

Living Size: 122m² (approx.)

Land Rates: \$3,341 p.a (approx.)

Land Value: \$632,000 (approx.)