

3/106 Britten-Jones Drive, Holt, ACT 2615



Townhouse For Sale

Sunday, 23 June 2024

3/106 Britten-Jones Drive, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

Offers over \$725,000

Please note, if not sold prior, this property will be going to auction on site, 2:15pm Tuesday 16th July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. Welcome to your dream home, where tranquillity and luxury meet. Nestled in a serene, private enclave and backing onto a picturesque golf course, this exquisite single-level and completely free-standing townhouse promises a lifestyle of unparalleled peace. Imagine waking up to the gentle song of birds and the sight of rolling greens and mature trees right outside your window, you even get a lovely view of a pond. Step inside to discover a light-filled, airy space that has been meticulously designed for comfort and style. The open-plan living areas flow seamlessly to a stunning pergola-covered timber deck, perfect for entertaining or simply privately soaking in the serene views with a cup of coffee in the morning or an afternoon beer in summer. With its beautifully renovated kitchen, spacious bedrooms, and modern finishes, this home is a true sanctuary. Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Single level floorplan
- Free-standing (no shared walls)
- Boutique development of just 9 townhouses with low yearly strata levies
- Directly backing the Burns golf course so super-quiet location with no through traffic
- Renovated and extended kitchen
- Pergola covered entertaining deck at rear overlooking golf course with pond views
- Well established and easy-care grounds to manage front and rear (no grass to mow)
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

- Living area: 125m²
- Land size: 300m²
- Pergola covered timber deck: 8m²
- Double garage: 37m²
- Name of development: Henley
- Age: 25 years (development completed 1999)
- General rates: \$2,335 p.a.
- Water and sewerage rates: \$754 p.a.
- Land tax (investors only): \$3,140 p.a.
- Rental Potential: \$620/week
- EER: 4.5 stars (with a potential for 6 stars)
- Strata levies: \$2,242 p.a.
- Strata manager: Capital Strata Management Services – Phone 62585979
- Units plan number: 1735
- Money in admin and sinking fund as of 13/05/2024: \$32,054
- Builder: Consolidated builders

Inside:

- Open plan living area with glass bricks facing North, honeycomb blinds
- Ducted gas heating with a brand-new unit installed
- Wall mounted reverse cycle air conditioning unit in main living area
- Upgraded LED downlighting throughout
- Mix of hybrid timber flooring and carpets throughout living areas and tiles in wet areas
- Renovated kitchen that has been extended into the meals area, it has ample cupboard and bench space, large fridge space, stainless steel electric oven and 4 burner gas cooktop with externally ducted rangehood over, under-bench Delonghi dishwasher, acrylic splashback with a timber feature top
- Segregated main bedroom plus no individual bedroom shares walls with each other for privacy
- Main bedroom has curtains, privacy shears, roller blinds and external awning. It also has a large walking robe with adjustable shelving plus an ensuite with heated lamps and external ventilation
- Rear bedrooms able to be separated from the rest of the home via cavity sliding door
- Bedroom 2 has a 4-door built in robe, private outlook to the golf course and pond
- Bedroom 3 has a 4-door built in robe and views to the side courtyard
- Main bathroom with full height tiling, corner shower, bath, vanity with storage under, heated lamps and external ventilation window
- Toilet is separate in its own room
- Separate laundry with corner tub and external access door to the side of the property
- Linen cupboard in hall outside main bathroom

NBN available (FTTN)

Outside:

- Two side gates down each side for access to rear yard
- Elevated timber entertaining deck with pergola over and side awnings overlooking the 9th fairway
- Double garage with remote roller door, lighting, power and internal access to house
- Well established gardens and no grass to mow
- Rinnai infinity hot water system with programmable thermostat
- Crimsafe security doors at entry and both sliding doors to the rear deck
- Gate by clothesline providing direct access to the golf course for your morning walk

Construction info:

- Concrete slab on ground
- Walls are brick veneer with R1.5 insulation
- Timber truss roof framing with R3.5 insulation
- Concrete roof tiles
- Single and some double-glazed windows
- No unapproved structures

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer