

32/131 Britten-Jones Drive, Holt, ACT, 2615

STONE

Townhouse For Sale

Thursday, 1 August 2024

32/131 Britten-Jones Drive, Holt, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Peaceful and renovated gem located alongside the golf course

Settle into your peaceful, accommodating and comfortable lifestyle with this easy-maintenance 3 bedroom townhouse in the well-established region of Holt in Northern Canberra. Only moments away from local walking trails, Burns Club golf course and clubhouse bistro, Strathnairn Arts Centre and Cafe, Kippax Fair shopping centre and Kingsford Smith school, this home is set in an ideal location for you and your family or group to move into.

Extensively updated throughout and featuring an open plan kitchen and spacious living areas, this residence offers perfect suburban living for every occasion. Your well-equipped G-shaped layout kitchen overlooks the generous private backyard complete with paved areas for a sense of tranquility, and your two living areas make for a versatile lifestyle, whether for work, leisure or entertainment.

Enjoy the welcoming living spaces that boast a high ceiling and double wooden French doors that open out to the front deck and easy-care courtyard.

To balance out your inviting shared spaces, three well-proportioned bedrooms are tucked away on the upper floor. The master suite includes an oversized bedroom, walk in wardrobe, ensuite and balcony providing the perfect parents' retreat. The additional two bedrooms with built in wardrobes sit close to a full-sized bathroom and separate toilet for easy day-to-day living for the family.

Within the Wiluna complex is a fully maintained swimming pool and tennis court, only a 60 second walk from the rear courtyard gate. With beautiful gardens, lovely views over the Brindabella Mountain ranges with access to nearby walking trails and only 5 minutes drive from Kippax Fair, this property offers everything you and your family could need to make a very comfortable lifestyle in this peaceful location in Northern Belconnen.

Features Overview:

- NNE Facing
- Two storey floorplan with large private courtyards front and rear
- Recently renovated throughout with new air conditioning, Rheem Stellar hot water, European oven and cooktop, new fencing, vanities etc.
- Garage with extensive shelving and access to under-stair storage
- Located near Burns Club golf course and clubhouse bistro, Murrumbidgee River walking trails, Strathnairn Arts Centre and Cafe, Kippax Fair shopping centre and Kingsford Smith school
- NBN connected with Fibre to the Node (FTTN)
- Age: 24 years (built in 2000)
- EER (Energy Efficiency Rating): 5.0 Stars

Sizes (Approx.):

- Internal Living: 145.34 sqm (Upper Level: 73.26 sqm + Lower Level: 72.08 sqm)
- Porch: 2.98 sqm
- Balcony: 5.84 sqm
- Garage: 39.23 sqm
- Total residence: 193.39 sqm
- Block: 288 sqm (estimated)

Prices:

- Strata/Body Corporate levies: \$649 per quarter
- Rates: \$631 per quarter
- Land Tax (Investors only): \$599.64 per quarter, approx.
- Conservative rental estimate (unfurnished): \$630-\$660 per week

Construction Information:

- Flooring: Concrete and timber flooring
- External Walls: Brick veneer and weatherboard cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Fascia: Colorbond fascia
- Gutters: Colorbond gutters
- Fences: Colorbond fences
- Window Frames: Predominantly aluminium window frames
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-1.5
- Ceiling Insulation: Thermal Insulation value approximately R-3.5

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.