

# 35/131 Britten-Jones Drive, Holt, ACT 2615

## Townhouse For Sale

Sunday, 23 June 2024



35/131 Britten-Jones Drive, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jack Wilson  
0402367713



Chris Wilson  
0418620686

## **Auction 13/07/24 - if not sold prior.**

Auction if not sold prior. Offers will be considered from \$700,000 prior to auction. Situated in a satellite community of less than 50 homes on the outskirts of Belconnen, this spacious 3-bedroom, 2 bathroom townhouse is ideally positioned in the unique development of Wiluna. Flooded with natural light from a desired northerly aspect and offering a level of privacy, space and serenity tightly held in today's market, this beautifully presented home is sure to be sought after. Intelligently designed in an era where 'spacious' was still achievable, this home offers excellent proportions throughout. A separate lounge fronts the home with an abundance of built in cabinetry, while the north facing kitchen and dining area flow seamlessly to the private, sunken courtyard that is bordered by aesthetic gardens and provides the perfect location for outdoor dining. An immaculate kitchen set for the most accomplished of cooks has gas-cooking, dishwasher, ample storage and plenty bench space including a breakfast bar. All bedrooms are of great size and include large built in robes, with the main bedroom including a full size ensuite and walk in robe. A double garage with remote access and internal entry, a full size laundry and heaps of storage, just a few more of the many features this home delivers. Less than a mere 3km to Kippax Shopping centre where all your necessary amenities are met, or for added convenience and even closer, the local Holt Shops offer an IGA, medical centre and other services. Burns Golf Club is a public access golf course and clubhouse that offers dining and hospitality within proximity that allows you to leave your car in the garage. To be sold at auction or before, do not miss your opportunity to inspect this excellent home for yourself. Enquire today to register your interest and receive all relevant information. FEATURES: • North aspect to kitchen, living, courtyard, main bedroom and balcony. • Satellite townhouse community of only 49 homes on the outskirts of Belconnen surrounded by Burns Golf Club • Unique position in the complex separated from neighbouring homes. • Excellent condition • Large proportions • Ensuite and main bathroom upstairs, plus a powder room downstairs • Double garage with remote access and internal entry • Swimming pool and tennis court inside the complex • Close proximity to Kippax Shopping Centre and Holt Shops • Burns Golf Club is a public access golf course open 7 days a week with excellent restaurant, bar and gaming facilities. Living Area: 131m<sup>2</sup> Garage: 36m<sup>2</sup> Year of Construction: 2000 EER: 5.0 Outgoings: General Rates: \$592 p/qtr (approx.) Land Tax (investors): \$743 p/qtr (approx.) Body Corp Levies: \$601 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.