

**39/23 Blackham St, Holt, ACT, 2615**



**Townhouse For Sale**

Thursday, 18 July 2024

39/23 Blackham St, Holt, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Under Strict Orders - Must Sell

We have been given clear and official instructions; this property must be sold.

High motivation comes with high opportunity. Be sure to be in the best position and don't let this one slip through your fingers.

Offering plenty of scope to add your personality and value to the home, it's an ideal choice for first-time buyers, astute investors or those looking for a low-maintenance lifestyle.

There are two spacious living areas: a front lounge and dining area enjoying views of the Brindabellas, and a family room at the back. The kitchen is fully equipped with plenty of storage and counter space.

The master bedroom is set apart from the other two bedrooms and features a walk-in robe and an ensuite. A private sunroom opening to the courtyard is perfect for relaxing afternoons. Split system heating and cooling provide year-round comfort.

The double garage with internal access includes two additional under-house storage rooms. Conveniently located, just a short walk from Kippax Shopping Centre and offers easy access to schools, clubs, playing fields, and public transport. Don't miss out on this fantastic opportunity!

### Features:

- \* Spacious kitchen
- \* Gas cooktop, dishwasher, lots of storage & counter space
- \* Large formal lounge & dining
- \* Main bedroom with walk in robe and ensuite
- \* Additional two bedroom with built in robes
- \* Extended sunroom
- \* Separate toilet
- \* Split system to the living areas
- \* Gas heating
- \* Double garage with internal access, and storage
- \* Easy access to Kippax Fair, schools, clubs, sports fields, and public transport

- \* Built Year: 1993
- \* Living Size: 117sqm
- \* Sunroom Size: 6sqm
- \* Garage Size: 43sqm
- \* EER: 3.5 stars
- \* Rates: \$2,665 p.a.
- \* Strata: \$2,876 p.a.
- \* Land Tax: \$3,596 p.a. (investors only)

### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.