

39/23 Blackham street, Holt, ACT 2615



Townhouse For Sale

Wednesday, 3 July 2024

39/23 Blackham street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 117 m2

Type: Townhouse



George Vlandis
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Joy Patel
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Auction

Set in quiet complex close to the amenities, this townhouse takes advantage of elevated views and natural light. This home is an ideal choice for anyone looking for a low-maintenance lifestyle and convenience. The kitchen is fully equipped with plenty of storage and counter space. 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 master bedroom is set apart from the other bedrooms and features a walk-in robe and an ensuite. Additional two bedrooms are generously proportioned with wardrobes. The private sunroom at the back opens to the courtyard and is perfect for relaxing afternoons. Gas heating and split system provide year-round comfort. Conveniently this is the only townhouse with internal access to the double garage includes two additional under-house storage rooms, ideal for a cellar or home office. Just a short walk to Kippax Shopping Centre and offers easy access to schools, clubs, sports 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)

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