

# 11 Holden Crescent, Wanniassa, ACT, 2903

## House For Sale

Tuesday, 12 November 2024

11 Holden Crescent, Wanniassa, ACT, 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mark McCann

## A haven on Holden

\* Bidders guide \$950,000+ \*

Taking in spectacular Brindabella views, this welcoming family home boasts fresh updates and plenty of great inclusions to make your day-to-day living a breeze. Sited on a generous 991sqm block, the spacious, tri-level design provides four bedrooms, two bathrooms plus a powder room, light filled living spaces, and a huge backyard, all located in a quiet street within walking distance to Wanniasa Hills Primary School.

The home has been freshly painted, the carpet replaced, and the windows updated with neutral furnishings. The main living areas, including the kitchen, living, dining and sunroom, are located on the lower level with direct access outside, to the incredible covered entertaining area and backyard. The kitchen is spacious, with plenty of storage, granite benchtops and updated stainless steel appliances including an induction cooktop. New vinyl plank flooring flows throughout the kitchen and into the adjoining dining space which is large enough to fit an oversized, family dining table.

On the entry level, there is the laundry, a powder room and the fourth bedroom that could easily be utilised as a home office if preferred. Upstairs, you will find the family bathroom and three additional bedrooms, all of which have new carpet and blinds and include built in robes, ceiling fans and air-conditioning units. The master bedroom is extremely spacious with an ensuite that has been updated with a new vanity and flooring.

Outside, the backyard is very private, with a covered entertaining area that overlooks the enclosed, terraced yard. The patio has a lovely outlook onto the Brindabellas, and the considered landscaping of the backyard provides plenty of space for kids and pets to play while you relax with a cuppa. There is a double garage with plenty of additional parking available.

- 📍 Tri-level home with lovely Brindabella views
- 📍 Four bedrooms, two bathrooms, powder room
- 📍 Great kitchen with updated appliances
- 📍 Large dining area, separate lounge room
- 📍 Fresh paint, carpet and window furnishings
- 📍 R/C units, ceiling fans, gas heating
- 📍 6.6kw solar system to assist with energy costs
- 📍 Covered entertaining area with lovely views
- 📍 Massive, terraced backyard, great for kids
- 📍 Double garage, plenty of additional parking
- 📍 Walk to primary school without crossing the road
- 📍 Quiet street, close to Erindale, public transport

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.