

2 Davison Place, Holt, ACT, 2615



House For Sale

Friday, 10 January 2025

2 Davison Place, Holt, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 855 m2

Type: House



Nathan Wood

0432228630

Your Ideal Family Home Awaits

Discover this stunning three bedroom home in the heart of the charming and convenient suburb of Holt. Combining style, comfort, and practicality to suit your lifestyle whether you are a growing family, young couple, or savvy investor.

Thoughtfully designed for family living, this home boasts a spacious and functional enhanced by elegant Italian floor tiles. The formal living room is bright and inviting, while the open-plan kitchen and dining area provides the perfect hub for daily life. The kitchen features custom Tasmanian Oak joinery, a gas cooktop, generous bench space, and ample storage. The master bedroom offers a private retreat, while the second and third bedrooms, located at the opposite end of the house, feature beautiful Tasmanian Oak hardwood flooring. All bedrooms are serviced by a sleek modern bathroom, complete with a bathtub and a separate toilet. The full-sized, recently renovated laundry offers built-in storage and convenient access to the covered rear entertaining area, ideal for gatherings and relaxation. The property also includes a double garage, a single carport, garden sheds, a storage room, and additional off-street parking securely located behind the fence line.

Set on a fabulous block this property offers gorgeous gardens and an opportunity to enjoy the lovely home as it stands. Or if prospect is what you are looking for, there is plenty of room to extend the floorplan further under this generous roofline.

Enjoy all the conveniences of the popular suburb of Holt. Located within close proximity to local shops, parks, and public transport. Including Kingsford Smith School and the popular Kippax Centre.

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

- Set back from the street and screened by established gardens
- External of the property has been entirely repainted
- Welcomed by feature front door and Italian floortiles
- Open plan lounge and dining room are filled with lovely natural light
- Kitchen featuring Tasmanian Oak joinery with ample storage, benchspace, gas cooktop and dishwasher
- All three bedrooms have built-in robes, and bedrooms two and three both have beautiful Tasmanian Oak floors
- Updated main bathroom including bathtub and separate toilet
- Updated laundry room has rear access and built-in storage
- Ducted gas heating system, and Ventis whole house ventilation system
- Rinnai continuous flow hot water system
- Front patio is a great place to entertain overlooking the gorgeous gardens
- Enjoy beautiful established trees and bulbs blooming
- Lock up double garage, single carport and enclosed storage space under the property's roofline
- Underhouse storage
- Local shops, parks and public transport within close proximity
- A short drive / walk to Kingsford Smith School and Kippax
- EER 0.5
- Living 144m²
- Block 855m²
- Rates \$2,788
- Land tax only if rented \$4,529

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.