

34 Britten-Jones Drive, Holt, ACT, 2615



House For Sale

Thursday, 24 October 2024

34 Britten-Jones Drive, Holt, ACT, 2615

Bedrooms: 3	Bathrooms: 1	Parkings: 2	Type: House
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Sun-Filled Home in a Leafy, Quiet Location

This beautifully designed three-bedroom home, set alongside the Burns Golf Course, seamlessly blends space, natural light, and lifestyle. Positioned on a corner block with a north-facing orientation, it captures abundant sunlight throughout the day. Surrounded by lush gardens, the home features three generously sized bedrooms, modern updates, and an open-plan layout with plenty of entertaining space. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property offers exceptional potential.

Features

- Single-level, north-facing contemporary 3-bedroom home.
- Spacious master bedroom with bay window, walk-in robe, and access to a generous two-way bathroom.
- Two additional bedrooms, one with a large built-in wardrobe.
- Modern open-plan kitchen with stone benchtops, Bosch stainless steel dishwasher, 900mm gas cooktop, oversized stainless-steel sink, and ample storage.
- Bright and airy living, dining, and kitchen areas.
- Stylish two-way bathroom with Velux skylight.
- Fully renovated laundry with additional storage, modern fittings, and a convenient second toilet.
- Evaporative cooling and an upright wood burner in the living room.
- LED downlights and double roller blinds throughout.
- Wrap-around entertaining area with pergola and established native gardens.
- Beautifully maintained, low-maintenance gardens.
- Double garage with roller doors and internal access.
- Situated in the sought-after Burns Golf Club Estate, with easy access to Kippax Fair Shopping Centre, excellent primary and secondary schools, parks, as well as Belconnen Way and William Hovell Drive for convenient access to Belconnen, the City and Woden.

Statistics (all figures are approximate)

EER: 5.0

Construction: 1995

Living Size: 122m²

Garage Size: 42m²

Total House Size: 164m²

Block Size: 420m²

Land Value (2024): \$409,000

Land Rates: \$652 per quarter

Land Tax: \$1,086 per quarter

Rental Range: Tenanted until February 2025 at \$650 per week