

58 Armstrong Crescent, Holt, ACT 2615



House For Sale

Thursday, 9 January 2025

58 Armstrong Crescent, Holt, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Treston Bamber

0488488956

Auction 02/02/2025

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. You're sure to be charmed by this much-loved family home, brimming with warmth and heart, in a great Holt location. Sitting on a generous 700m² block, this home offers space, style, and comfort for the growing family. The versatile layout offers plenty of room for the whole family to have their own space with five generously sized bedrooms, giving you the flexibility to have one or more as a guest room or home office. The main bedroom features a walk-in robe and a fully-tiled ensuite with a bespoke vanity and black double showerheads, while the secondary bedrooms are serviced by a full family bathroom with a separate toilet. Floating floors throughout give the home a fresh, modern feel, creating a welcoming and comfortable ambience in the living room, where sliding doors extend the space seamlessly to the covered deck. The combined dining and kitchen zone blends warmth and functionality, offering a clear view of the yard—perfect for watching the birds or the kids while cooking. The kitchen features a convenient breakfast bar, stone benches, plenty of storage, and stainless-steel appliances, including an electric cooktop and dishwasher. Additional features include double-glazing, split-system heating and cooling in the living area, continuous electric hot water, security system with cameras, and ample storage. A highlight is the large, powered shed, perfect as a studio, workshop, or games room/teen retreat. An expansive front deck invites you to entertain friends and family or simply unwind while enjoying the neighbourhood views and the birds singing in the Silver Birches. At the back, the pergola offers a second retreat overlooking the large, fenced yard, where kids and pets can play on the grass. Whether it's the colourful displays from the Azaleas and Camellias, the tasty fruit from the lemon and fig trees, or the golden hues of the Autumn leaves as the seasons change, the gardens are sure to delight all year round. Situated in a whisper-quiet, leafy street with parkland just metres away, this home promises peaceful living while being minutes' walk from the IGA and under five minutes' drive from Kippax Fair and schools. Bus stops also provide easy access to schools, while nearby arterial roads connect you to Belconnen (10 mins). On weekends, Shepherd's Lookout awaits, perfect for a refreshing walk or soaking in breathtaking scenic views. Come and see for yourself all the charm this much-cherished home has to offer—it's sure to be love at first sight!

Features -

- Well-maintained family home on a 700m² block
- 5 bedrooms, 4 with BIR, + 2 bathrooms + WC
- Main bedroom with bespoke ensuite & walk-in robe
- Spacious living room + combined kitchen & dining
- Kitchen: stone benches, electric cooking, dishwasher
- Stylish floating floorboards throughout the home
- Double-glazing + reverse-cycle air-con + security
- Ample parking in the driveway & behind gates
- Large shed with power & light, used as a studio
- Expansive front deck—great for entertaining
- Fully fenced backyard with established gardens
- Space for kids, pets, veggie patch, chickens
- Peaceful locale, walk to park, IGA, buses
- Close to Kippax Fair, schools, nature reserve
- 10-min drive to Belconnen CBD & Westfield
- Versatile family home in a fantastic location

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.