

**6 Spears Place, Holt, ACT, 2615**



**House For Sale**

Saturday, 18 January 2025

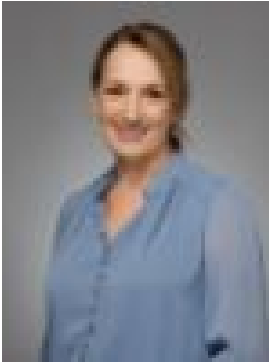
6 Spears Place, Holt, ACT, 2615

**Bedrooms: 3**

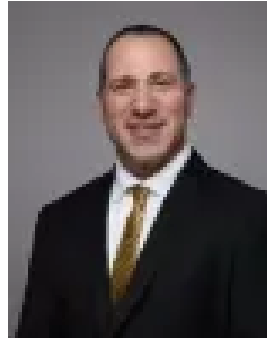
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Naomi Sachs  
0261473396



Marios Arvanitis  
0261473396

## A Quaint and Cherished Family Home!

Pre-auction offers will be considered prior to the auction if under auction conditions. Contact Naomi for more details

For the first time in over fifty years, this cherished home located in a quiet cul-de-sac is ready to welcome its next chapter. Set on a generous 741-square-meter block, this property offers charm, comfort, and endless potential for its new owners.

Inside, the home features beautiful wooden floorboards throughout, three generously sized bedrooms with built-in robes, a separate lounge for relaxing, and a dining area that flows seamlessly into the kitchen, equipped with modern appliances. This home offers the perfect mix of timeless charm and everyday functionality.

The quaint garden is a highlight, with stunning rose bushes adorning the front yard and a lush lawn at the back, perfect for kids to play. The covered outdoor entertaining area is ideal for hosting friends and family year-round. Every practical need is covered with a double garage, a long driveway for extra parking, and a garden shed for storage or tinkering.

Located close to schools, shops, the Burns Golf Club Belconnen and public transport, this home combines the tranquillity of a well-established neighbourhood. Contact Naomi to arrange an inspection today!

### Features

- Quiet and small cul-de-sac location
- Lounge with north-facing windows and split system heating/cooling
- The kitchen features good storage space and electric appliances
- The dining space features a corner window overlooking the gardens
- Bedrooms are all good size and feature built-in robes
- Split system heating/cooling in lounge
- Central bathroom with separate toilet
- Covered outdoor entertaining area
- Double garage with automatic door
- Long driveway offering more parking
- Mature gardens with lawns for kids to play

### Location

- 150metres walk to the park and playground
- 300metres walk to a local bus stop
- 800metres walk to Burns Golfclub Belconnen
- 1000metres walk to Kippax Fair Shopping Centre
- 1.6kms walk to Kingsford Smith School

Living size: 101.72m<sup>2</sup>

Garage size: 40.15m<sup>2</sup>

Land size: 741m<sup>2</sup>

Year built: 1973

Rates: \$3,021 (approx. 2024)

Land tax: \$5,463 (if tenanted, approx. 2024)

UV: \$530,000 (approx. 2024)

### Property construction

Flooring: Timber bearers and joists

External walls: Brick veneer

Roof framing: Conventionally pitched roof framing

Glazing: Single glazed

Ceiling Insulation RValue: R5.0