

7/97 Lionel Rose Street, Holt, ACT, 2615



House For Sale

Thursday, 24 October 2024

7/97 Lionel Rose Street, Holt, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jeremy Julian
0423141529



Hannah Green
0422381055

Blossoming Bliss Awaits You!

We often find homes that speak to the heart, and this one truly does. Exuding sophistication and elegance - 7/97 Lionel Rose Street is a beautifully presented family home in the vibrant and sought-after new precinct of Holt. From the moment you arrive, you'll be captivated by its charming, rendered brick veneer exterior, which reflects a clean, bright feel-perfect for your family's new beginning.

This townhouse feels more like a standalone home, offering complete privacy with no shared walls, ensuring you are entirely separate from your neighbours. Nestled in a close-knit and welcoming community, this exclusive complex comprises just 8 residences in total!

You'll feel an immediate warmth and openness. With an impressive 150sqm of living, the spacious open-plan living area is designed for both daily life and memorable gatherings with friends and family. The gorgeous hybrid timber floors flow seamlessly throughout the home, while plush carpet in the bedrooms adds a touch of coziness.

Now, let's talk about the kitchen. It's not just a cooking space; it's the heart of the home. With gas cooking, Smeg appliances, dishwasher, and lots of storage, it's a chef's dream. The stunning window panel behind the cooktop offers lovely views of the back courtyard and the open plan design allows you to be on kitchen duty, yet still feel part of the party -- something the current owners really enjoyed!

The dining area is spacious, ideal for family dinners or entertaining. Plus, there's a convenient study nook-perfect for those who work from home. And then there's the master suite, which is very spacious. Located downstairs, it features a walk-in wardrobe and an ensuite that creates a private oasis. With large windows overlooking the beautiful garden, it's a peaceful retreat where you can unwind after a long day.

Moving upstairs, you'll find three additional spacious bedrooms-perfect for teenagers looking for their own space. The modern bathroom is both central and spacious, enjoy a large bath and double rainfall shower head. The upstairs balcony offers a lovely spot for your morning coffee as you take in the enjoyment of owning this stunning home.

This townhouse is packed with modern conveniences, including LED downlights, zoned ducted reverse cycle heating and cooling, and a security system for peace of mind. The double automatic garage with internal access makes coming home a breeze.

The gardens are a true labour of love, thoughtfully designed for low maintenance while allowing room to add your personal touch. Enjoy a vibrant array of sweet peas and native flowers, creating a beautiful backdrop throughout the seasons. With two separate courtyards, you have distinct pockets to explore and unwind, making this outdoor oasis a delightful sanctuary for relaxation and enjoyment.

Nestled in a tranquil setting between old Holt and New Strathnairn, this gem offers the perfect blend of convenience and serenity. Just a short stroll from the golf course and the popular Burn's Club for family meals, you'll also find Strathnairn's Ginninderry Dog Park within a five-minute walk, along with nearby parks. Kippax Shopping Centre is only moments away, easily accessible by bus, car, or a leisurely walk. For families, a new childcare centre on Fullston Way is available, along with nearby primary and high schools, as well as a college.

THE BRIEF:

- Sophisticated design in sought-after Holt
- Rendered brick veneer exterior
- Standalone feel with no shared walls
- Exclusive complex with only 8 residences
- 150sqm living

- Spacious open-plan living area
- Hybrid timber floors
- Gourmet kitchen with gas cooking and Smeg appliances and dishwasher
- Window backsplash panel with courtyard views
- Inviting dining area for family gatherings
- Study nook
- Master suite with walk-in wardrobe, ensuite, and large windows overlooking the garden
- Three additional spacious bedrooms with mirrored built-in robes upstairs
- Modern bathroom with large bath and double rainfall shower head
- Upstairs balcony
- LED downlights
- Zoned ducted heating and cooling
- Security system
- Double automatic garage with internal access
- Thoughtfully designed garden for low maintenance
- Vibrant array of sweet peas and native flowers
- Two separate courtyards for distinct spaces
- Short stroll to golf course and Burn's Club
- Close to Ginninderry Dog Park and nearby parks
- Kippax Shopping Centre
- New childcare centre and schools nearby

If you're looking for a home that blends comfort, style, and a welcoming community, this is it. I can't wait to show you around-let's make this dream home yours!

Rates: \$1,499 p.a. approx.
Land Tax: \$1,742 p.a. approx.
Body Corp: \$2,817 p.a. approx.
EER: 4.0

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