

# 8 Cazaly Close, Holt, ACT, 2615

## House For Sale

Wednesday, 27 November 2024



8 Cazaly Close, Holt, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Walker  
0418628043



Nathan Wood  
0432228630

## First Home - Lasting Memories

PLEASE NOTE NEW DATE FOR 5:00PM IN ROOM AUCTION

If you are creating a short list of your favourite homes to own, this revived and refreshed three bedroom residence @ 8 Cazaly Close could be right up there?!

Beyond its modest façade, a space efficient floor plan enjoys a broad northerly aspect to the rear, boasting generous bedrooms, a well appointed kitchen and an updated bathroom.

A soft palette of internal colours and double glazed windows enhance its all ready broad appeal.

An extensive covered rear terrace may prove the ideal setting for entertaining friends during the warmer months.

A secure backyard includes a double metal garage with auto garage door and ample off street parking.

A gently sloping 657m<sup>2</sup> block and whisper quiet location make it an exciting offering for couples or young families in search of peaceful settings.

Only a short stroll to a nearby playground, if where you live is important and you'd like to start out in style, here's an offering not to be missed.

Block: 657 sqm

Living: 108 sqm

Garage: 40 sqm

Rates: \$3,249 pa\* (approx.)

Anticipated rent: \$580 - \$600 per week

Land tax: \$6,037 pa\* (approx.) - ONLY IF TENANTED

Heating/Cooling: Panasonic wall mounted r/c a/c

Hot water system: Solarhart hot water system

Double glazed windows

Built in cupboards to living room

Kitchen details:

- Updated in 2012
- Fisher & Paykel dishwasher
- Euromaid electric wall oven
- Westinghouse induction hotplates(4)

Lounge

- Halogen lighting

Bathroom

- Timber vanity

Other features:

Covered rear pergola

Double metal garage

Auto garage door

Metal garden shed