

1/106 Britten-Jones Drive, Holt, ACT, 2615

independent
PROPERTY GROUP

Townhouse For Sale

Thursday, 7 November 2024

1/106 Britten-Jones Drive, Holt, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Free-standing, single level living in boutique development

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 3rd December 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Nestled in a serene, private enclave in a small development that backs onto a picturesque golf course, this exquisite, single-level and completely free-standing townhouse promises a lifestyle of unparalleled peace.

Step inside to discover a light-filled, airy space that has been meticulously designed for comfort and style. Pre-market works just completed include new paint throughout, new LED downlighting in the living areas and a number of maintenance items all rectified for you so you can move in, relax and enjoy this easy-care lifestyle.

The open-plan living areas flow seamlessly to a private entertaining courtyard which wraps all around the side of the house extending your living options and guests can access this space via either of the 2 side gates rather than needing to go through the property itself.

Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

Single level floorplan

Free-standing (no shared walls)

Small development of just 9 townhouses with low yearly strata levies

The development directly backs the Burns golf course

Full repaint internally and externally

Well established and easy-care grounds to manage front and rear (no grass to mow)

Vacant possession, so no need to wait for owners or tenants to relocate

Early access available via an occupation licence, if you need to move in quickly before settlement

Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

Living area: 108m²

Double garage with internal access: 40m²

Name of development: Henley

Age: 25 years (development completed 1999)

General rates: \$3,433 p.a.

Water and sewerage rates: \$754 p.a.

Land tax (investors only): \$2,405 p.a.

EER: 6 stars (out of a potential 6 stars)

Strata levies: \$2,071 p.a. (includes insurances)

Strata manager: Capital Strata Management Services Phone (02) 62585979

Units plan number: 1735

Money in admin and sinking fund as of October 2024: \$34,743

Builder: Consolidated builders

Inside:

Open plan living areas with full length windows and a Northerly aspect and wall mounted split system reverse cycle air conditioning

Ducted gas heating to living areas and all bedrooms

New LED downlighting throughout living areas and kitchen

New dual roller blinds throughout

Kitchen overlooks living area and courtyard and has all new appliances including electric oven, induction cooktop with recirculating rangehood over plus under bench dishwasher, 1.5 bowl sink, corner pantry

Bedrooms are separate from the living areas

Main bedroom has wall mounted reverse cycle split system air conditioning, 4-door built in robe and ensuite with shower, vanity, toilet and heat lamps

Bedroom 2 has 4-door built in robes and bedroom 3 has 3-door built in robes

Main bathroom with corner shower, bath, vanity with storage under, heat lamps and external ventilation window

Toilet is separate in its own room

Separate laundry with corner tub and external access door and built in storage

NBN available (FTTN)

Outside:

Two side gates down each side for access to rear yard

Uncovered and paved entertaining area to the North

Larger double garage with 1 remote operated roller door, lighting, power and internal access to house

Private and well-established gardens with no grass to mow

Gas hot water system

Security doors at all entry/exits

Clothesline

Construction info:

Concrete slab on ground

Walls are brick veneer with R1.5 insulation

Timber truss roof framing with R3.5 insulation

Concrete roof tiles

Aluminium window and door frames and single glazed windows

No unapproved structures

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses

A digital brochure with everything you need to consider a purchase (request via email)

We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer

Discussion with the auctioneer prior to confirm the process and answer questions relating to the auction itself

Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates

5% deposit on exchange pre-approved