

**5/96 Britten-Jones Dr, Holt, ACT, 2615**



**Townhouse For Sale**

Friday, 15 November 2024

5/96 Britten-Jones Dr, Holt, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Peta Barrett

## Prime Position With Gorgeous Golf Course Views

Tucked away in a gorgeous spot in a leafy boutique development, with stunning views across the tree lined golf course, this completely freestanding single level townhouse could be just what you've been waiting for.

Well maintained, living areas are open plan, with expansive north facing windows allowing light to stream through. The kitchen has plenty of cupboard space with a dishwasher, and home inclusions such as ducted gas heating and evaporative cooling ensure comfort all year around.

All three bedrooms are a good size and have built in wardrobes and the main bedroom has ensuite access through to the main two way bathroom.

Additionally, the garage has been converted to a great extra living space, the ideal play room, generous office or studio. Yet provision for garden tools and other items has been well considered with a lockup storage shed area still incorporated into the design.

The attractive secure yard is the perfect place to enjoy relaxing, the leafy shrubs and gardens beautifully established. There is also a lovely deck for a quiet weekend BBQ and there are secure courtyards front and back to enjoy the surrounding landscape and gorgeous views across the golf course.

Don't delay your inspection... homes like this in this popular estate don't become available often.

• Freestanding with no common walls with neighbours

• Three bedrooms with built in wardrobes, two with a lovely golf course outlook

• Main bedroom with ensuite access through to the main bathroom

• Light filled open plan living areas

• Cupboard filled kitchen with dishwasher

• Single level and easy care

• Tasteful neutral colour scheme

• Ducted gas heating

• Evaporative cooling

• Attractive landscaped gardens

• North facing deck for entertaining

• Boutique complex of only ten homes

• Excellent quiet location, a short distance to Kippax and lovely walking trails at Shepherds Lookout

• The Burns Golf Club and restaurant just a short stroll up the road

### Quick Stats:

Internal living size: 100.01sqm approx.

Garage size: 20.3sqm

Total: 120.31sqm

Rates: \$2,376.22 pa approx.

Body Corporate: \$787.48 pq approx.

Land tax (only if rented): \$3,387.14 pa approx.

Year built: 1998

EER: 4.5 stars