

11 Percival St, Holder, ACT 2611

Sold - 21/11/2024

House 3 1 2



## Solidly Built Home on an Expansive Block

For the first time in over 50 years, this privately built well maintained original home has come to the market. Set to the front of a huge flat 923m2 block this home brings great opportunity for expansion, great for first home buyers, renovators, builders or developers.

**Open for Inspection**

By Appointment.

This charming home with three spacious bedrooms, is complete with built in wardrobes in each room, while the master bedroom includes a private ensuite for extra convenience. The original well-maintained kitchen is designed for functionality, featuring efficient storage. With four spacious living areas this home offer versatile spaces for the whole family.

Outside you will find a secure yard with beautifully landscaped gardens, a tandem car garage with room for storage. Located in a peaceful cul-de-sac in the sought after suburb of Holder, and only a stone's throw away from Coleman court, local schools parks and much more, this home is more than just a place to live-it's a lifestyle of peace and convenience.

Don't miss this opportunity to make this your next chapter- call now to book an inspection.

### Features

- Walking distance to local schools, Cooleman court, public transport, parks and restaurants
- Three spacious bedrooms with built in wardrobes
- Ensuite in master bedroom
- Four spacious living areas
- Gas ducted heating
- Landscaped gardens.
- Tandem garage with extra storage

EER: 1

Land size: 932m2 (approx.)

Living size: 138m2 (approx.)

Year built: 1973

Price: \$591,000 (approx.)

### Listed By

Sarah Miller

