



Holder, 12 Fossey Street CHARACTER FILLED FAMILY ENTERTAINER

Nestled in a quiet street, near to local shops and schools, this home is the epitome of family living and space. Regally positioned on a 789sqm flat block, this sprawling home can be immediately enjoyed or enhanced as time goes on. Designed for ease of modern living, the home enjoys multiple formal and informal rooms that flow and connect in a practical way, each room leading invitingly to the next. Renovated and extended during its lifetime, this is a home fit for the modern family.

The home has a striking facade, beautiful brick and timber features will catch your eye. Inside, the lower-level offers segregated living areas, an expansive formal living area at the front of the home plus dining room adjacent to the kitchen, which is open and connects effortlessly offering electric cooking, dishwasher plus plenty of bench and storage space. The kitchen and dining flow with ease to the sunken lounge with access directly to the outdoors, catering to easy entertaining, timber panelling and stairs adding a sophisticated touch. Accommodation is provided on this level by three bedrooms, with built in robes.



For Sale
\$1,195,000 +

View
ljhooker.com.au/HNMH5W

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EER ★★☆☆☆☆

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

These are serviced by the master bathroom, offering bath, shower and separate WC.

The upper level houses the incredible parents retreat, the master suite a spacious escape with a vaulted timber ceiling and direct access to the cleverly designed three way bathroom for even more family convenience. Two additional oversized bedrooms are situated on this level, both with built in robes. The elevated position ensures each room upstairs is light and bright with a beautiful outlook to the treetops.

Outdoors is your own private oasis. A spacious entertainers deck, designed and built for entertaining to cater to the whole family, surrounded by easy care gardens, veggie patch and trees giving a beautiful green and private outlook. Flat grassed areas surround the home, perfect for children or pets. This home is exploding with additional features including single garage with workshop space plus single carport, reverse cycle heating and cooling upstairs 3x plus 3x reverse cycle heating and cooling units downstairs, two additional garden sheds.

Local Holder shops and both St Jude's Primary School and Canberra Montessori School are within walking distance, plus Cooleman Court and the Woden Town Centre are all on your doorstep. Family friendly Holder is ready to welcome you to 12 Fossey Street.

- Flat 789m2 block
- Six oversized bedrooms, all with built in robes, the master incredibly spacious and full of character
- Two separate living areas plus dining area
- Updated kitchen with electric cooking, dishwasher plus plenty of bench and storage space
- Spacious rear deck
- Grassed areas, established gardens
- Large separate laundry
- Oversized single garage with workshop plus single carport
- Circular driveway for additional off-street parking options
- Two additional storage sheds
- 6x reverse cycle heating and cooling units plus gas heating in lounge room
- 4.16kw solar system
- Walking distance to Canberra Montessori School, St Jude's Primary School and Holder Shops
- Close to Cooleman Court precinct with easy access to Woden Town Centre and the City
- Segregated parents retreat upstairs

Land size: 789m2

Living size: 229m2 living + 31m2 garage

Land value: \$633,000 (2023)

Rates: \$3,365 p.a (approx.)

Land tax: \$5,812 p.a (approx.) (only if rented)

Construction: 1972

EER: 1.5 stars



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More About this Property

Property ID	HNMH5W
Property Type	House
House Size	260 m ²
Land Area	789 m ²
EER	1.5

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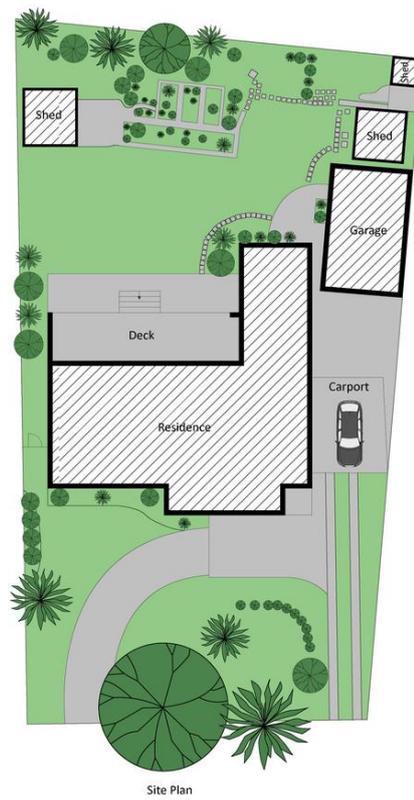
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.