



## Holder, 34 Calder Crescent

PERFECT FAMILY LIVING

Auction Location: On-Site

This is a home that has been cared for and cherished, the home grew as the family grew, something you will notice as you walk through and picture yourself doing the same.

Benefiting from the ambience and space of a home with a low-maintenance lifestyle, this generously sized home on a large 1091m2 block is full of well-planned modern necessities.

A rarity of modern homes, this residence is set back from the road, established easy care gardens giving privacy and a lovely green aspect to the charming front porch. Designed for easy living, the home provides a family friendly floorplan with three separate living and dining areas. The formal lounge will surprise you with its size, timber flooring stretching throughout to give you comfort and charm. A clever extension gives the extra space so

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**For Sale**  
Auction

**View**  
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EER

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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desired by the modern family, offering a spacious kitchen, adjacent dining area and large family area with outdoor access for easy entertaining. The kitchen has been delightfully updated, with a magnitude of bench and storage space, glass splashback, 5 burner gas cooking and electric oven.

Accommodation is made up of four generously sized bedrooms, all with custom designed built-in robes. The main bedroom is especially spacious and features an ensuite. The family bathroom features a bath, shower and separate WC.

Outdoors is full of surprises. The backyard has been crafted to offer multiple spaces in which to play, garden or entertain. There is a delightful paved courtyard, plus grassed areas, established gardens, raised garden beds and a fish pond, all separately fenced from the main home and garage/carport —convenient and safe for children and pets. The garage offers space for a car plus smart car/motorbike/trailer, plus a studio/study at the rear with reverse cycle heating and cooling unit, giving a perfect harmonious working from home arrangement, an art or music room.

Other features of the house include ducted gas heating, skylights throughout, large separate laundry, double carport, water tank, solar heat pump HWS, solar panels, and additional off-street parking.

Explore the possibilities and capitalise on this highly sought-after location. Close to recreational facilities and parks, public transport, Cooleman Court, Duffy Primary, St Jude's Primary School and Early Learning Centre, Mount Stromlo bike and athletic precinct, the Holder Wetlands and dog park, a quick 10-minute drive to Woden town centre and Canberra Hospital, and just 15 minutes to Canberra city.

#### Features

- \* Generously sized home with separate lounge, dining and family areas
- \* 1091m2 block
- \* Four bedrooms, all with custom designed built-in robes and the master with ensuite
- \* Family bathroom with separate bath, shower and separate WC
- \* Large renovated kitchen with ample bench and storage space, 5 burner gas cooking, and electric oven
- \* Well designed backyard with paved courtyard area, established gardens, raised garden beds, grassed areas and fish pond
- \* Separate office/art/music room with reverse cycle heating and cooling unit
- \* Garage and double carport with additional space for off-street parking
- \* Ducted gas heating
- \* Ideally located near quality schools, shops, nature offerings and arterial roads
- \* Skylights/skytubes throughout
- \* Water tank and solar heat pump HWS

Land size: 1091m2 (approx.)

Living size: 168m2 (approx.)

Land value: \$725,000 (2023)

Rates: \$3,734 p.a. (approx.)

Land tax: \$6,603 p.a. (approx.)

Construction: 1971

EER: 3.5 stars



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## More About this Property

<b>Property ID</b>	H2UH5W
<b>Property Type</b>	House
<b>House Size</b>	263 m <sup>2</sup>
<b>Land Area</b>	1091 m <sup>2</sup>
<b>EER</b>	3.5

### Jane Macken 0408 662 119

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