

## Holder, 13 Blackwood Terrace

### Spacious family home

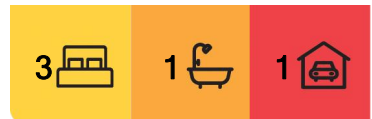
Sun filled three bedroom home with low maintenance gardens. Great location, a short walk to Cooleman Court, St. Judes Primary, Holder Shops and easy access to Woden Town Centre.

Open plan living and dining with timber floors and reverse cycle heating and cooling.

Updated kitchen includes modern stainless steel appliances, dishwasher, electric cooking and plenty of cupboard space.

Good sized bedrooms all with carpet, two rooms with built-in robes, third bedroom with ceiling fan.

Renovated bathroom, separate powder room and laundry.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HT6H5W](http://ljhooker.com.au/HT6H5W)

**Contact**  
**Sarah Miller**  
0448 000 661  
[sarah.miller@ljhwoodenweston.com.au](mailto:sarah.miller@ljhwoodenweston.com.au)



**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.

**EER** ★★★★★★

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

Enclosed sunroom overlooking the enclosed backyard.

Features include;

- Freshly painted throughout
- New ceiling insulation
- Updated kitchen and bathroom
- Enclosed sunroom
- Timber flooring to living areas and carpet to bedrooms
- Built-in robes to two bedrooms
- Ceiling fan to third bedroom
- Split system to living
- Large block with easy care gardens and enclosed backyard
- Single garage
- Garden shed
- EER 5.5 stars

The property complies with the minimum ceiling standards.

## More About this Property

Property ID	HT6H5W
Property Type	House
Land Area	1041 sqm
EER	5.5

**Sarah Miller 0448 000 661**  
Executive Property Investment Manager | [sarah.miller@ljhwodenweston.com.au](mailto:sarah.miller@ljhwodenweston.com.au)

**LJ Hooker Woden | Weston (02) 6288 8888**  
23 Brierly Street, WESTON CREEK ACT 2611  
[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)



**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.

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