



14A Humber Street, Holden Hill

## The Search Ends Here!




A home set on a low maintenance allotment offering the perfect combination of comfort, space and practicality. Located in the ever so popular suburb of Holden Hill, this is a home designed for easy living, ideal for first home buyers, young families or investors alike.

### Features to Love:

- Three well-proportioned bedrooms, master bedroom with walk-in robe, ensuite and ceiling fan
- Bedrooms 2 and 3 complete with built-in wardrobes and ceiling fans
- Light-filled open plan living area with seamless flow to the outdoor space
- Kitchen with gas stove top, ample bench space, generous storage, walk-in pantry and provision for dishwasher and fridge
- Separate front lounge room, perfect for a second living area or quiet retreat
- Ducted reverse cycle air conditioning providing year-round comfort
- 18 solar panels for improved energy efficiency
- Surround sound wiring installed
- Tiled alfresco entertaining area, ideal for family gatherings
- Low maintenance backyard with small lawn area and tool shed
- Secure single garage with automatic roller door

Whether you're entering the market, downsizing or looking for a

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.

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

 **LJ Hooker**

smart investment, this home is sure to tick all the right boxes. Positioned close to local schools, shops, parks, and public transport and with easy access to major roads, this location offers both convenience and lifestyle.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

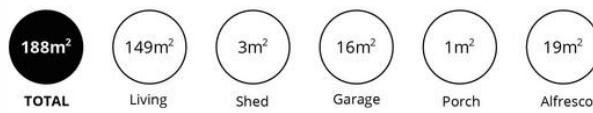
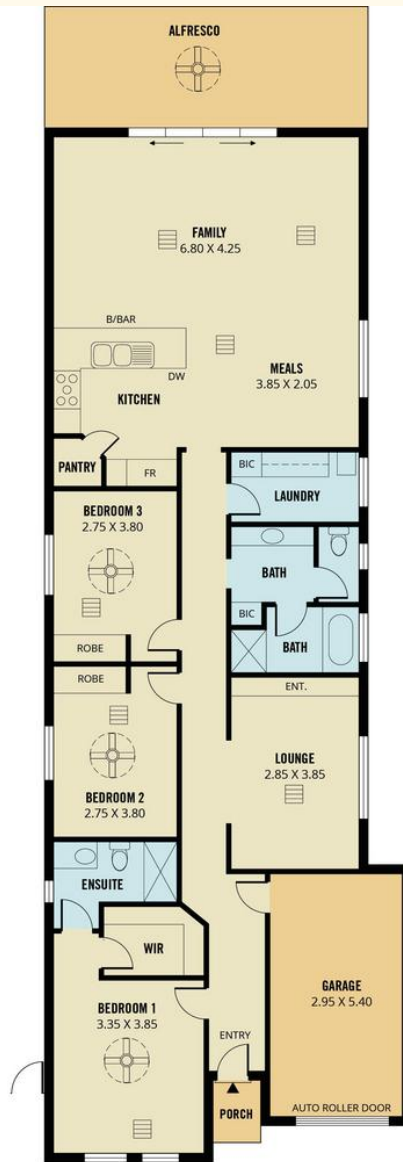
## MORE DETAILS

Property ID	2D34GJU
Property Type	House
Land Area	346 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Ryan Graham 0400 912 287**  
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group

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