



1 Camm Street, Holder

## Easy Living, Endless Comfort in a Quiet Neighbourhood

Set on a generous corner block, this beautifully maintained three bedroom home is surrounded by established gardens, creating a private, leafy sanctuary that has been lovingly cared for over the past 20 years by its current owner.

It's not often a home like this comes to market, one with great bones, a long history of careful maintenance, and genuine pride of ownership. Positioned within a peaceful, welcoming neighbourhood, this is a place where you can truly feel at home from day one.

From the moment you step inside, you'll feel the comfort and care that has defined this home for decades. Warm and inviting, the thoughtfully maintained interiors are filled with natural light, with sunlight streaming through the north-east facing living areas to create a bright and relaxing atmosphere.

Polished floorboards throughout, three well-proportioned bedrooms with leafy outlooks (two with built-in robes), and a stylish renovated kitchen and bathroom all contribute to a home that is comfortable, practical, and move-in ready.

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### FOR SALE

Please Call

### AGENTS

Pauline Jenkins

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### AGENCY

LJ Hooker Woden | Weston

(02) 6288 8888

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 **LJ Hooker**

The property has a solid brick garage with plenty of room for a work bench and storage area. There is also a designated parking bay for a second vehicle.

Outdoors, the established gardens provide beauty without the burden of high maintenance, while the secure, private, fully fenced yard offers peace of mind for children and pets to play safely. An established 10-metre vegetable garden provides the opportunity to grow your own produce, and there is a fig tree that provides plenty of fruit over the summer months. It's a space to unwind, entertain, or simply enjoy the lifestyle this home so effortlessly provides.

For small families, it's a safe and nurturing environment, a great place to start or grow your family. For down-sizers, this home offers an easy-care lifestyle without compromising on space, charm, or location.

With its solid construction, well-maintained interiors, and future potential on a spacious corner block, this is a rare opportunity to secure a much-loved home in a truly special neighbourhood.

Conveniently located close to local shops, cafes, schools, and public transport, this home offers both lifestyle and practicality. Whether you're starting out, downsizing, or simply searching for a place that feels like home from day one, this is a great opportunity to secure a much-loved property in a peaceful, established setting.

It really is a case of what you see is what you get - a well-kept, honest home ready to be enjoyed. This is more than just a house, it's a home that has been cherished by only two owners, and is now ready to welcome its next family.

#### Property Features

- North-east orientated, sunlit home
- Above-average build quality
- Open plan living and dining area with spacious kitchen
- Renovated kitchen with electric appliances
- Three bedrooms, two with built-in robes and leafy outlooks
- Stylish renovated bathroom with deep bath
- Renovated laundry with ample storage and direct garden access
- Polished floorboards throughout
- Insulated in both the roof cavity and beneath floorboards
- Ducted gas heating plus reverse cycle split systems

#### Outdoor and Parking

- Large single garage plus separate parking bay
- Secure, fully fenced, low-maintenance backyard
- Corner block with potential to extend and add value

#### Location Highlights

- Quiet loop street setting
- Approximate 5-minute walk to R7 bus (direct to city interchange)
- Close to local amenities including:
  - Holder Shops
  - Duffy Shops
  - Cooleman Court
- Nearby schools and education options:
  - Duffy Primary School
  - St Jude's Primary School
  - St Jude's Early Learning Centre Preschool
  - Canberra Montessori School
  - Orana Steiner School
- Easy access to nature and recreation:
  - Mount Stromlo Forest Park
  - Cooleman Ridge
  - Holder Wetlands

### Property Statistics (Approximate)

- EER: 2.0
- Home size: 106.84 sqm
- Garage size: 36.13 sqm
- Land size: 758 sqm
- Land value: \$610,000 (2025)
- Rates: \$892.00 per quarter
- Land tax (investors only): \$1,693.00 per quarter

### MORE DETAILS

Property ID	JVJH5W
Property Type	House
Land Area	758 m2
EER	2

### Pauline Jenkins

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

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