



14 Williamson Street, Holder

## Charming Family Home on a Generous Block

Auction Location: In Room - LJ Hooker Canberra City Auction HQ

Positioned in the heart of the ever popular Holder, this well maintained three bedroom, one bathroom home offers comfort, space, and exciting potential on a substantial 779m<sup>2</sup> parcel of land. Built in 1971, this classic residence blends timeless character with practical family living in a peaceful, established street.

Set on a generous block, the home provides 112m<sup>2</sup> of internal living and a flexible floorplan designed for everyday ease. Natural light fills the spacious living and dining areas, while the functional kitchen features gas cooking and ample storage, perfect for family meals and entertaining alike.

Year round comfort is assured with gas central heating and cooling, making Canberra's changing seasons effortless to manage. Three well-proportioned bedrooms are serviced by two bathrooms, offering convenience for growing families, downsizers seeking space, or savvy investors looking to secure a prime parcel of land in a sought-after location.

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### AUCTION

Wed 25th Mar @ 6:00PM

### VIEW

Sat 7th Mar @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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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**

Outdoors, the expansive backyard presents endless possibilities - whether you envision a landscaped garden oasis, future extension, or simply room for kids and pets to play. A double car accommodation completes the package, providing secure parking and additional storage options.

Located moments from local shops, quality schools, parklands, and a short drive to the Woden Town Centre, this is an outstanding opportunity to secure a solid home on a large block in a tightly held suburb.

#### Key Features:

Generous 779m<sup>2</sup> block in a quiet, established street  
Three good sized bedrooms with bathroom  
Gas cooking  
Gas central heating  
Cooling for year-round comfort  
Two car garage  
Spacious backyard with future potential

#### Essentials:

Rates: \$918.08 p.q. (approx.)  
Land Tax: \$1,765.05 p.q. (approx., investors only)  
Living: 112m<sup>2</sup> (approx.)  
Land Size: 779m<sup>2</sup> (approx.)  
Rental Appraisal: \$660 - \$700 per week  
Year Built: 1971  
EER: 1.5 Stars

### MORE DETAILS

Property ID	2F3GFHK
Property Type	House
House Size	112 m2
Land Area	779 m2
EER	1.5

#### Hamid Muradi 0424 858 600

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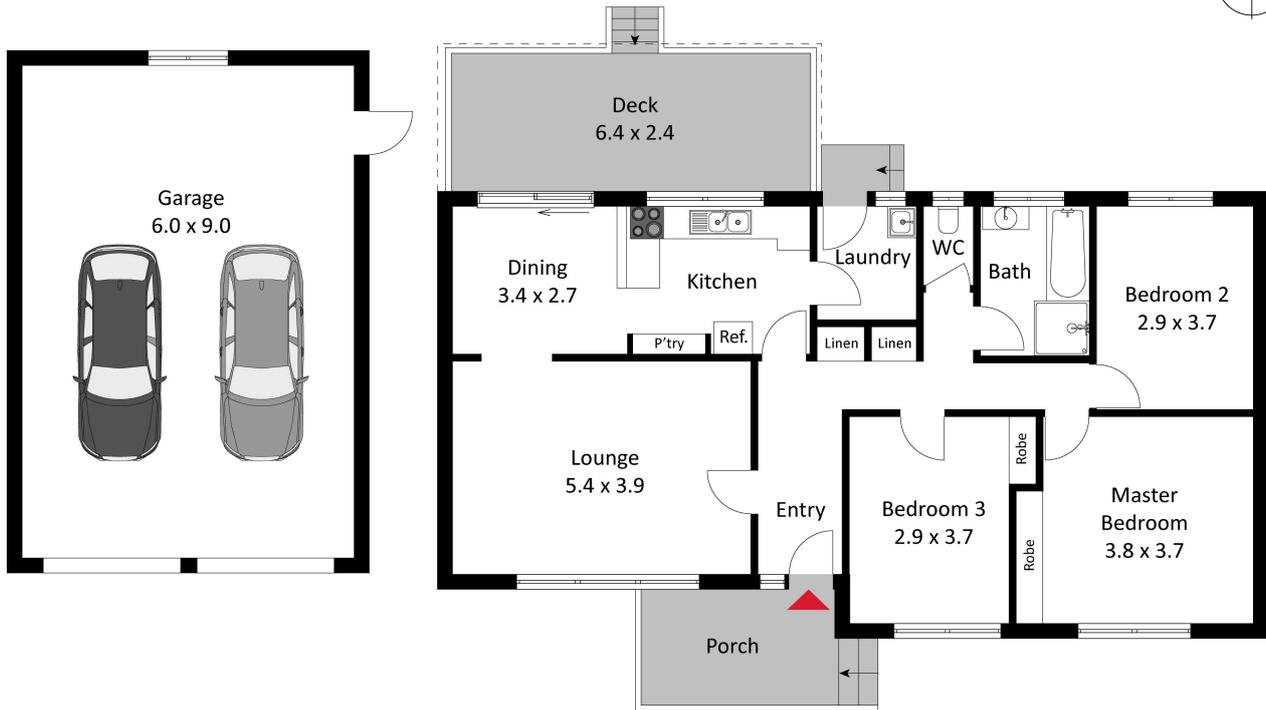
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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