



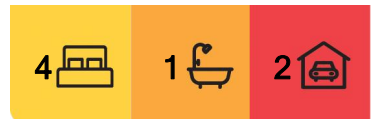
## Holder, 2 Frankland Street

Don't wait - This incredible opportunity is sure to disappear quickly!

Positioned on a 701m<sup>2</sup> block, this hidden treasure boasts a prime location and easy-care garden, making it perfect for first home buyers, investors, and families. This solid brick family home is move-in ready and waiting for your personal touch!

With stunning polished timber floors, generous living spaces, and reverse cycle heating/cooling plus ducted gas heating, this home is built for year-round comfort. Offering four bedrooms, a large living room, and an open-plan kitchen that flows into the dining and family areas, it's perfect for making memories or hosting gatherings.

Discover the peaceful charm of this quiet loop street. The enclosed backyard is perfect for gardening, while the kids and pets can play safely nearby, or relax and unwind with your chosen beverage on the North East rear terrace. With a new garden shed for tool storage and an oversized double garage with a workshop offering plenty of extra space, all your



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HMDH5W](http://ljhooker.com.au/HMDH5W)

**Contact**  
**Pauline Jenkins**  
[pauline.jenkins@ljhodenweston.com.au](mailto:pauline.jenkins@ljhodenweston.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**

storage needs are covered.

Just minutes from Cooleman Court, Woden Town Centre, Canberra City, Woden hospital and local schools, this home offers the perfect blend of convenience and lifestyle. It's an ideal opportunity to craft your dream home. We invite you to come see it for yourself-call today to schedule a viewing!

- Highly sought-after and tightly held suburb
- Quiet loop street location
- Low-maintenance 701m<sup>2</sup>; block with secure backyard
- Circular driveway
- Oversized double garage with ample storage
- Underhoused Storage
- Spacious workshop and storage area
- Reverse cycle heating and cooling in living area
- Ducted gas heating throughout
- Four bedrooms
- Open-plan lounge and dining areas with polished hardwood floors
- Meals area adjacent to the largely original kitchen
- North East facing rear terrace
- Enclosed and secure backyard with new garden shed
  - Large under-house storage
- Endless potential for personalisation
- Close to parkland and schools
- Just minutes to Cooleman Court, Woden Town Centre, Canberra City and Woden Hospital

EER: 2.0

Land Value: \$544,000

Rates: \$3,054 pa (approx)

Land Tax: \$5,145 pa (approx)

## More About this Property

<b>Property ID</b>	HMDH5W
<b>Property Type</b>	House
<b>Land Area</b>	701 m <sup>2</sup>
<b>EER</b>	2
<b>Including</b>	Toilets (2)

### Pauline Jenkins

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

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

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | 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**