






92 Spowers Circuit, Holder

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## A Treasured Home in Prime Holder - First Time Offered in 49 Years

**FOR SALE**  
Auction

**AGENTS**

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**AGENCY**

LJ Hooker Woden | Weston  
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Positioned on a quiet street in the tightly held suburb of Holder, this beautifully maintained home is being offered to the market for the very first time in nearly half a century. With 49 years of love, care and pride, this three-bedroom residence is a true standout-showcasing beautifully landscaped gardens, thoughtful upgrades, and a layout perfect for everyday living and entertaining.

Set on a generous block, the home greets you with lush greenery and immaculately landscaped front gardens, creating an inviting first impression. These gardens have been lovingly nurtured over the years and are complemented by an irrigation system and 1,000-litre water tank with pump, ensuring year-round beauty and minimal maintenance.

Inside, the home exudes warmth and functionality. There are two separate living areas, ideal for relaxed family living and hosting guests. The renovated kitchen is equipped with quality Smeg appliances, excellent storage, and a modern, timeless design that flows into the European-style laundry.

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**

Comfort is guaranteed all year round with reverse-cycle heating and cooling, as well as ceiling fans to keep you cool through the warmer months.

All three bedrooms feature built-in wardrobes, while the master bedroom boasts a lovely garden-facing sitting window-the perfect place to savour your morning coffee while taking in the serene outlook.

Outside is where this home truly shines. The stunning entertainer's deck overlooks the beautifully landscaped backyard, framed by mature trees, manicured lawns, and vibrant flower beds. Whether you're hosting weekend barbecues or enjoying a quiet afternoon beverage, this is a space that inspires relaxation and connection.

A powered shed provides flexibility for hobbies, a workshop or additional storage. The double garage offers secure parking and extra space for tools or gear. For added peace of mind, the home also features a hard-wired, back-to-base security system.

#### Features

- 3 spacious bedrooms with built-in wardrobes
- Master with peaceful garden-view sitting window
- Renovated kitchen with Smeg appliances
- 2 light-filled living areas
- European-style laundry
- Reverse-cycle heating and cooling + ceiling fans
- Stunning deck overlooking beautifully landscaped gardens
- Irrigated front and rear gardens with 1,000L water tank and pump
- Powered shed, ideal for workshop or storage
- Hard-wired, back-to-base security system
- Double garage + additional off-street parking
- Generous block in a quiet, established neighbourhood

This is more than just a home-it's a lovingly cared-for sanctuary with soul, now ready for its next chapter. Whether you're a first-home buyer, young family or investor, this property offers lifestyle, space, and unmatched potential in one of Weston Creek's most desirable suburbs.

Living area: 126.42 sqm

Garage: 40.19 sqm

Carport: 34.88

Block size: 705 sqm

Rates: \$755 per quarter

EER: 2.5

#### MORE DETAILS

Property ID	JARH5W
Property Type	House
House Size	126 m2
Land Area	705 m2
EER	2.5

#### Pauline Jenkins 0410 401 902

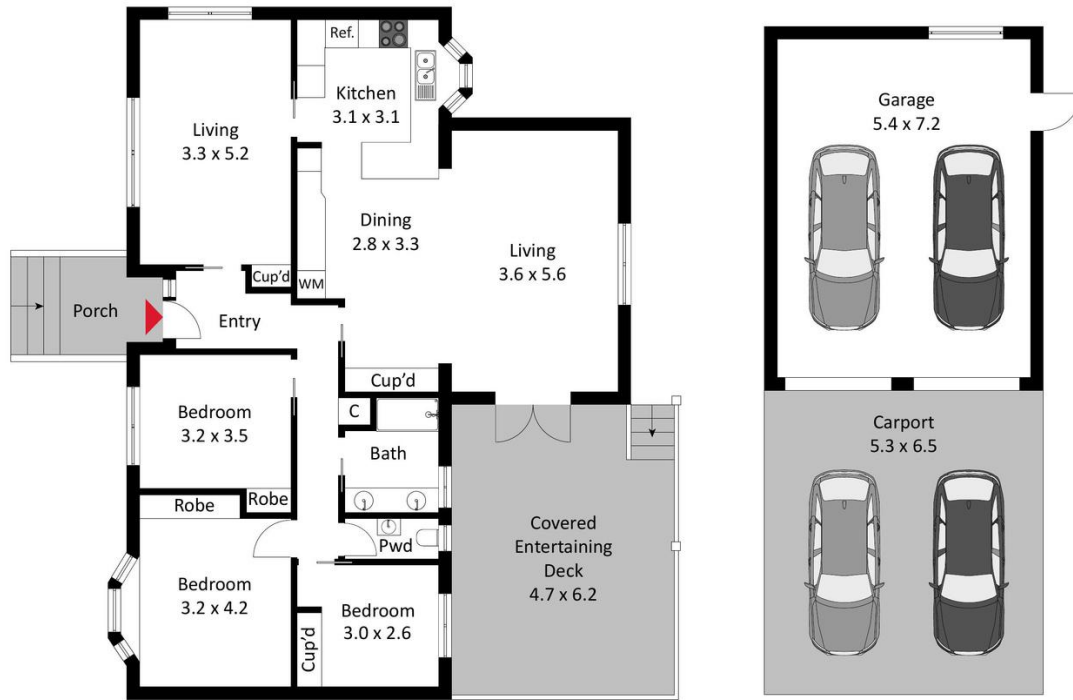
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#### LJ Hooker Woden | Weston (02) 6288 8888

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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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