



## Holder, 8/47 Foxall Street

### The Ideal Blend of Peaceful Living and Convenience

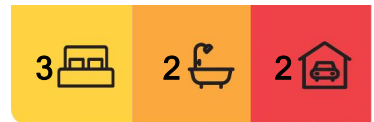
Welcome to this lovely single-level townhouse, newly painted and ready for you to make it your own. Nestled in a quiet, established cul-de-sac, it offers the perfect balance of peaceful living with the convenience of being just steps away from Coleman Court and local amenities, ideal for those seeking both comfort and accessibility.

As you step through the front gate, you're greeted by a private courtyard, a perfect retreat for relaxation. The spacious, light-filled living and dining areas offer a flexible layout for unwinding, family time, or entertaining, with year-round comfort ensured by a large split system air conditioner. The living space flows seamlessly into a sunroom, overlooking a vibrant private garden, ideal for a home office, creative studio, or yoga nook, kids play area, the options are endless.

The kitchen is both functional and stylish, featuring quality Miele and Westinghouse appliances, ample storage, and a cozy meals area that opens to a pergola through sliding



**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.



**Auction**  
Sat 26th Oct @ 12:30PM

**View**  
Sat 19th Oct @ 10:30AM - 11:00AM

**Contact**  
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**EER** ★★★★★

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

doors. This seamless connection between indoor and outdoor spaces makes it perfect for casual dining or enjoying the fresh air.

The main bedroom has a ceiling fan, diming lights and its own ensuite and direct access to a tranquil garden area, serves as a peaceful retreat. Three spacious bedrooms all include built-in wardrobes, while the main bathroom offers both a bath and shower, with a separate toilet for added convenience. With secure garage access, a garden shed, and a north-facing design that fills the home with natural light, this townhouse is perfect for families, professionals, or retirees alike.

Features include:

- North facing, single level townhouse in quiet cul-de-sac location
- Sunny private courtyard
- Split system air conditioning
- Modern kitchen appliances
- Main bed with ensuite, garden access
- Built-in robes
- Secure garage, garden shed
- Close to Coleman Court and local amenities

Living: 117m2 (approx.)

Garage: 36m2 (approx.)

Rates: \$1772 p.a (approx.)

Land Tax: \$p.a (approx.) only if rented

Construction: 1981

Body Corporate: \$ p.q (approx.)

EER: 1.5 stars

## More About this Property

<b>Property ID</b>	HP9H5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	117 m <sup>2</sup>
<b>EER</b>	1.5

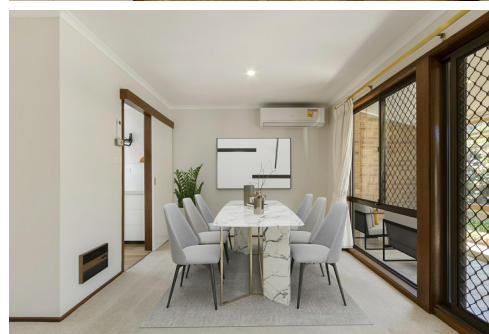
### Pauline Jenkins

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The floorplan 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.

Produced by **DIAKRIT**