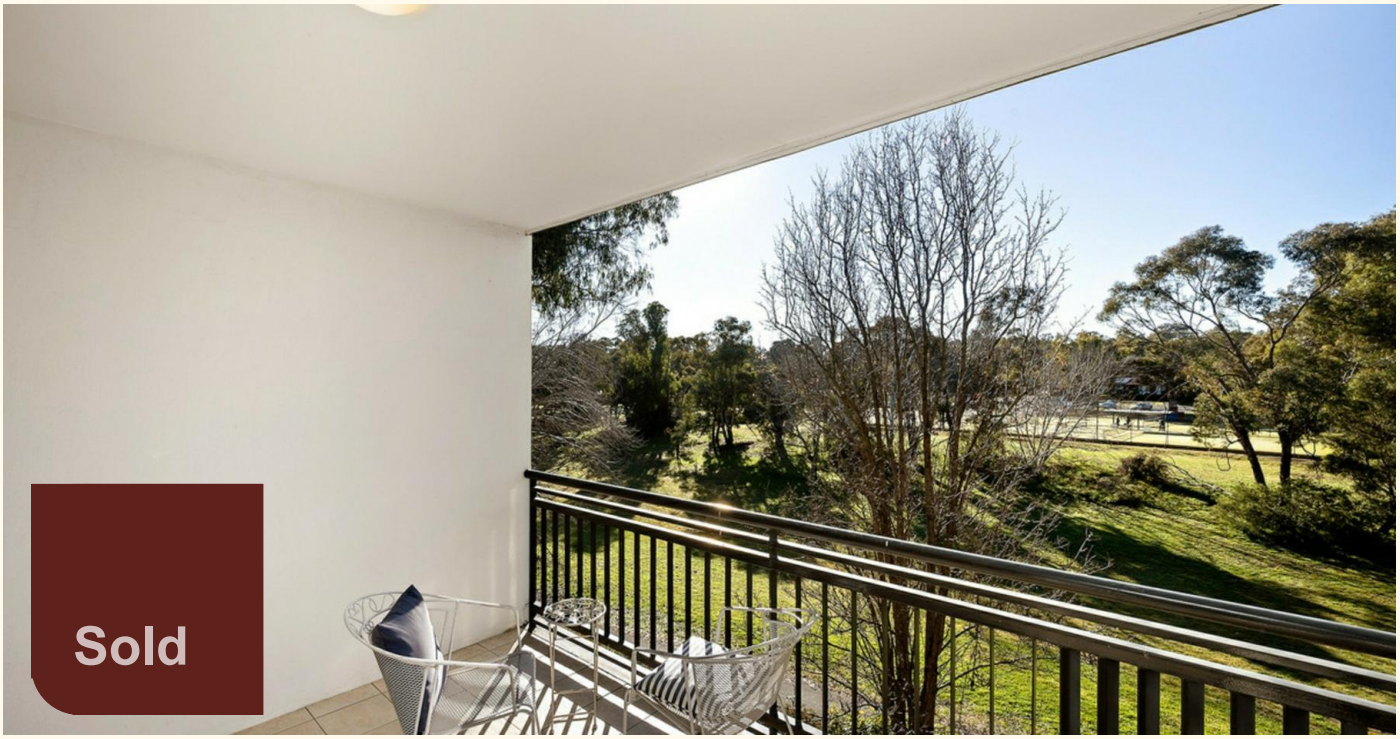








117/68 Hardwick Crescent, Holt

Easy Living Starts Here

FIND.
Tucked away in a quiet complex in the heart of Holt, this beautiful 2 bedroom apartment has so much to offer. Experience a simplistic comfortable lifestyle that instantly feels inviting from the moment you arrive. A great opportunity for first home buyers, investors or anyone searching for a move-in ready with space to grow, entertain and relax.

LOVE.
Step inside and you're greeted by a light-filled open plan living and dining area that immediately feels connected, comfortable and easy to enjoy. The kitchen features an electric cooktop, great storage and open layout. Inside, both bedrooms are comfortably sized and are carpeted. Main bathroom plus ensuite to ensure all of your comfort needs. Enjoy your time relaxing on the amazing balcony with a great outlook. Complete with split system heating and cooling, double car spaces, and a great shared space within the complex.

LIVE.
This home places everyday amenities within easy reach. Local schools, parks, walking trails and public transport are all nearby, Kippax Fair and Belconnen Town Centre are only moments away. Whether you're starting out, slowing down or simply looking for a home with heart, this is a location that offers both convenience and

2 2 2

FOR SALE
Sale By Negotiation

AGENTS

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AGENCY

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community.

ABOUT THE AREA
Local Transport:
- Nearby bus stops servicing Belconnen and Canberra CBD
- Easy access to major arterial roads

Shopping & Dining:

- Charnwood Shopping Centre
- Kippax Fair Shopping Centre
" Westfield Belconnen
" Local cafés and restaurants

Schools:

- Charnwood-Dunlop Primary School
- St Thomas Aquinas Primary School
- Fraser High School

WHAT THE OWNER LOVES:
"This has been a wonderful place to call home for so long. The friendly community, peaceful surroundings and easy access to Kippax Shopping Centre have made it a very comfortable and convenient place to live."

OVERVIEW:
- 2 bedrooms, 2 bathrooms
- 2 Car Space
- Open plan living and dining area
- Kitchen with Electric cooktop
- Carpet throughout living areas and bedrooms
- Split system heating and cooling
- Balcony with great views of the tennis courts
- Move-in ready
- Ideal first home opportunity

RATES/SIZE:
Living Size: 77sqm approx.
Body Corporate: $1,507 p.q approx.
Rates: $1,734 p.a approx.
Land Tax: $2,167 p.a approx.
EER: 6
Year Built: 2006

Disclaimer:
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MORE DETAILS

Property ID	1J6WF9U
Property Type	Apartment
House Size	77 m2
EER	6

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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