



## Holt, 47/68 Hardwick Crescent

Convenience waiting at your doorstep.

Discover the epitome of convenient living in this thoughtfully designed 2-bedroom unit located in the heart of Holt in the Parkview complex. The smart layout maximizes space and functionality, ensuring a comfortable and enjoyable living experience.

As you enter, you'll be welcomed by the fresh feel of newly installed, plush carpets. The spacious main bedroom features an ensuite for added privacy and convenience. The second bedroom is also generously sized, perfect for guests, family, or a home office.

One of the standout features of this property is its prime location. Situated near the fantastic Kippax Fair shopping centre, you will be close to cafes, various shops and supermarkets ensuring daily errands are a breeze. Whether you're getting your morning coffee or grabbing groceries, everything you need is just steps away. Plus, the nearby medical centres provide peace of mind with healthcare always within easy reach.



**For Sale**  
BY INSPECTION | Price Guide: \$380,000+

**View**  
[ljhooker.com.au/1H4JF9U](https://ljhooker.com.au/1H4JF9U)

**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)  
**Olivia Schultz**  
0415 366 287  
[olivia.schultz@ljhkippax.com.au](mailto:olivia.schultz@ljhkippax.com.au)

EER ★★★★★★



**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 Kippax**  
**(02) 6255 3888**

For those who rely on public transport, this unit is ideally located near multiple bus stops, offering excellent connectivity to the rest of the city. Whether you're commuting for work or exploring the vibrant community of Holt, getting around is convenient and hassle-free.

Whether you're looking to downsize, secure your first home, or expand your investment portfolio, this property is a must-see.

Ready for immediate move-in, the owner has meticulously maintained this unit to meet the highest standards of comfort and cleanliness. All that's left is for you to add your personal touches and make it your own.

Please reach out to us to book an inspection in!

Features:

- Tenanted at \$520 per week
- New plush carpet throughout
- Two bedrooms both with built-in-robres
- Master bedroom with ensuite
- Reverse cycle heating and cooling
- Open plan living
- Both stair and lift access within complex
- Fantastic location being next to Kippax Fair shopping centre

Rates: \$1,589.43 pa approx

Land Tax: \$1,947.48 pa approx

Body corp: \$1,296 p.q. approx.

EER: 6

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

## More About this Property

<b>Property ID</b>	1H4JF9U
<b>Property Type</b>	Apartment
<b>House Size</b>	75 m2
<b>EER</b>	6

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### Olivia Schultz 0415 366 287

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

### LJ Hooker Kippax (02) 6255 3888

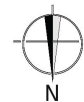
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kippax.ljhooker.com.au | kippax@ljhooker.com.au



**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 Kippax**  
**(02) 6255 3888**



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.

47/68 Hardwick Crescent, Holt

Produced by DIAKRIT