







51/68 Hardwick Crescent, Holt

Gorgeous apartment with easy access and a leafy north-facing outlook

Beautifully maintained and thoughtfully updated, this spacious one-bedroom apartment offers comfortable, low-maintenance living in a wonderfully convenient location, just moments from Kippax Fair.

Lovingly cared for by its original owner since the complex was completed in 2006, the apartment is presented in excellent condition, with recent improvements including fresh paintwork, new carpets, updated kitchen cabinetry and contemporary floor tiling.

The spacious open-plan living and dining area enjoys lovely natural light and extends onto a generous north-facing balcony. Overlooking the beautifully established internal courtyard and mature leafy deciduous trees, this private outdoor space provides a peaceful setting to relax and enjoy the sunshine.

The newly updated kitchen is well appointed with stone benchtops, a dishwasher, excellent storage and rarely used appliances in perfect condition. The bedroom is generously proportioned and includes a large built-in wardrobe, while reverse-cycle air conditioning ensures

1 1 1

FOR SALE
$345,000

VIEW
Sat 7th Nov @ 9:30AM - 10:00AM

AGENTS
Peta Barrett
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AGENCY
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Interested parties must rely solely on their own enquiries.

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year-round comfort.

Positioned conveniently directly opposite the building lift, the apartment also benefits from a secure basement car space located close to lift access, along with a separate storage cage. This practical arrangement makes everyday living particularly easy and will appeal to downsizers and first-home buyers.

The location is another outstanding feature, with Kippax Fair Shopping Centre, cafés, restaurants, medical facilities and public transport all within easy walking distance. Childcare facilities and the Kippax playing fields are also nearby.

With nothing further to do, this beautifully presented apartment offers an excellent opportunity to secure a comfortable, easy-care home in an established and convenient location.

Features include:

- First floor position
- Spacious, light-filled open-plan living and dining
- Generous north-facing balcony with a private, leafy courtyard outlook
- Ample bedroom with built-in wardrobe
- Well-appointed kitchen with stone benchtops and dishwasher
- Updated kitchen cabinetry and stone benchtops
- Fresh internal paintwork and brand-new carpets
- Contemporary new tiling to the entry and kitchen
- Reverse-cycle air conditioning
- Secure basement parking and separate storage cage
- Apartment and car space conveniently positioned right by the lift
- " Beautifully maintained by the original owner
- " Easy walking distance to Kippax Fair, cafés, shops and transport
- Close to schools, childcare, medical facilities and recreational areas

Stats:
Living area: 54 sqm
Balcony size: 9 sqm
Strata levies: $1044.58 per quarter
Strata loan repayment fund: $318.72 per quarter
Rates: $1,653.02 pa
Land tax (only if rented): $2,047.67 pa
Year built: 2006
EER: 6 stars











MORE DETAILS

Property ID	37CAGCY
Property Type	Apartment
House Size	54 m2
EER	6
Including	Air Conditioning

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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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