



LJ Hooker



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5 Watchorn Close, Holt

## Affordable Serenity




Nestled in the peaceful and well-established neighbourhood of Holt, this spacious three-bedroom duplex offers the perfect balance of comfort, convenience, and serenity. Ideal for first home buyers, Downsizers or young families, this home is located in a quiet street where the only sounds you'll hear are birdsong and the odd golf swing.

This freshly painted home offers a well-appointed kitchen and living, which is north facing and offers easy access to outdoor living. Three generously sized bedrooms with built-in robes you can tick off the list and a separate living space to the front of the property. Weekends can be spent relaxing in the private, north facing courtyard or enjoying a quiet morning coffee, this home provides the ideal setting for calm and easy living.

Located just minutes from local amenities and walking distance to a nearby golf course, this property offers a lifestyle of peaceful enjoyment with the added benefit of low-maintenance living. Book your inspection, or come along to one of our scheduled open homes.

### Features:

- Three spacious bedrooms with built-in robes
- Freshly Painted throughout

3  1  1 

**FOR SALE**  
\$680,000

### AGENTS

Duncan Walker  
0452 494 520  
dwalker@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

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- New carpet throughout
- New flooring throughout
- Open-plan Kitchen and Living
- Three Generously sized bedroom with BIR
- Reverse Cycle air conditioning in Living and Master Bedroom
- Private, north facing secure courtyard
- Internal laundry
- Secure garage with internal access
- Quiet, low traffic cul-de-sac
- Steps away from the Watchorn CI Playground
- Minutes from the Burns Golf Club Belconnen
- 4 Min drive to Kippax Fair Shopping Centre
- 12 Min drive to Belconnen Town Centre
- Easy Access to Drake-Brockman Dr, William Hovell Dr, to Canberra City

**Statistics:**

- Block Size: 299 sqm
- House Size: 110 sqm
- Garage Size: 19.5 sqm
- Build Year: 1996
- EER: 2.5 Stars
- UV: \$393,000
- Rates: \$2,590 p.a.
- Land Tax: \$4,290 p.a. (investors only)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP0KPF8H
Property Type	DuplexSemi-detached
House Size	110 m2
Land Area	299 m2
EER	2.5

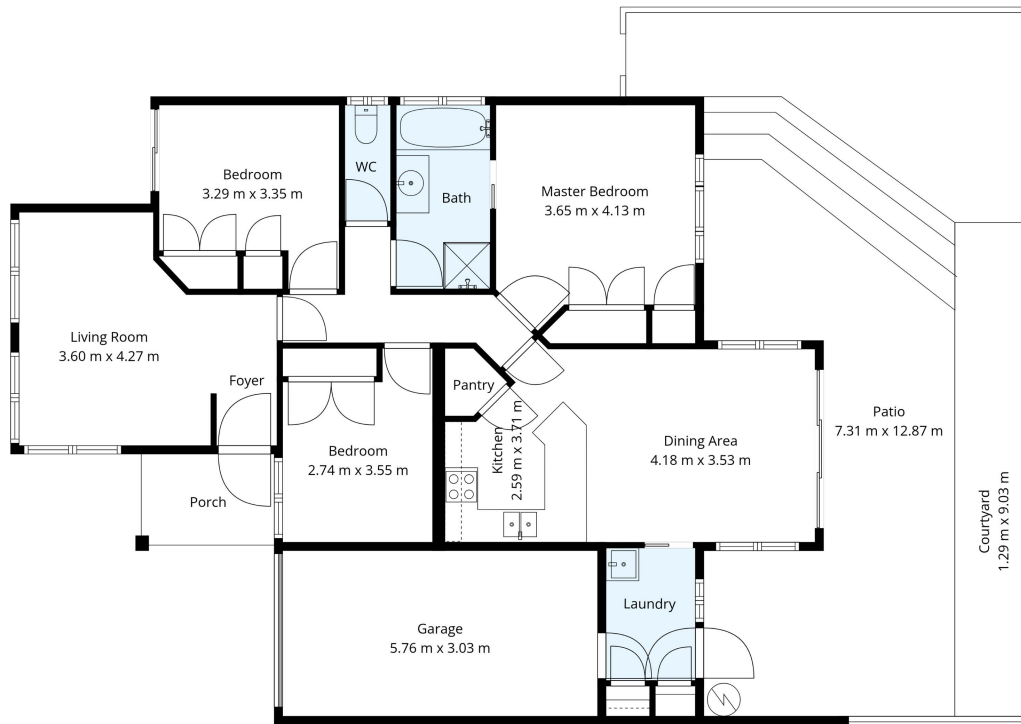
**Duncan Walker 0452 494 520**

Sales Agent | [dwalker@ljhbelconnen.com.au](mailto:dwalker@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**